



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

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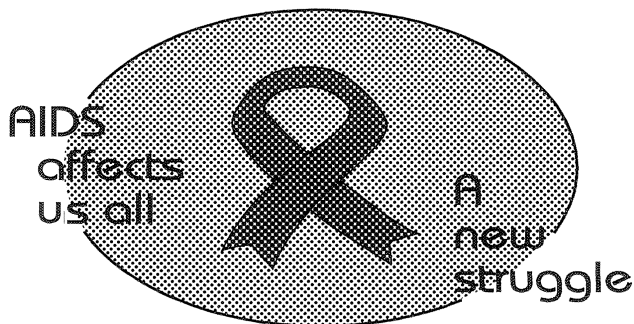
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No. 2220
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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 91

POLOKWANE LOCAL MUNICIPALITY DECLARATION AS AN APPROVED TOWNSHIP

POLOKWANE EXTENSION 76

In terms of Section 111(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Polokwane Local Municipality, hereby declares Polokwane Extension 76 to be an approved township subject to the conditions as set out in the Schedule hereto:

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY POLOKWANE LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE "THE APPLICANT") IN TERMS OF THE PROVISIONS OF CHAPTER IV OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PROPERTY KNOWN AS:

PORTION 155 (portion of portion 81) OF DOORNKRAAL FARM NO. 680, REGISTRATION DIVISION L.S., LIMPOPO PROVINCE, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be **POLOKWANE EXTENSION 76**.

1.2 TOWNSHIP LAYOUT/DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G No.7851/2006.

1.3 PROVISION OF ENGINEERING SERVICES

All engineering services provision to the township shall take place in accordance with provisions of Chapter V of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

(1) EXISTING TITLE CONDITIONS

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals and real rights, but excluding the following conditions which are not to be transferred to the individual erven in the township:

- A. Gedeelte 1 van die suidelke gedeelte van Lot E van die plaas DOORNKRAAL 680 L.S., (waarvan die eiendom hiermee getranspoteer aangetoon deur die figuur A d b op kaart LGA3709/86 gehag aan Akte van Transport T3709/86, 'n gedeelte uitmaak, is spesiaal geregig en onderhewig aan die volgende voorwaardes geskep is Transport T1318/1987.

1. That the owners of the Northern and Southern portion of the said Lot E measuring respectively 1110,0983 hectares as originally transferred by Deeds of Transfer Nos T1317/1887 and T1318/1897 (waarvan die eiendom hiermee getranspoteer 'n deel uitmaak) shall reciprocally have the perpetual right to the use of the running water on both aforesaid portion for watering their cattle.

The water of the whole farm DOORNKRAAL 680 is divided as follows, according to Deed of Transfer T936/1893, subject to the conditions regulating the distribution of the said water.

- (a) The owners of the Eastern portion of the farm, measuring 1220,5752 hectares as originally transferred by Deed of Transfer T935/1893 are entitled to the use of all the water in the presently existing water furrow and dam for eight consecutive days.
- (b) The owners of the said Northern Portion of Lot E for four consecutive days, and
- (c) The owners of the said Southern Portion of Lot E for four consecutive days.
The distribution of water from the said existing furrow or from any new furrow which may since have been constructed shall be regulated mutually by the respective owners of the aforesaid Southern portion of Lot "E" from time to time.

The property is entitled to the use of the said water-furrow over portion 3 of the aforesaid Southern Portion of Lot E, measuring 219,0595 hectares held under Certificate of Partition Title 4036/23 and is subject thereto in favour of portion 2 and the Remaining Extent of aforesaid Southern Portion of Lot E, measuring respectively 219,0595 hectares as held under certificate of partition Title T4038/1923 and T4037/1923.

- B. Die Suidelike gedeelte van Lot E van die genoemde plaas (waarvan die eiendom hiermee getranspoteer aangedui deur die figuur A d b op Kaart LG A3709/86, geheg aan Akte van Transport T3709/86, 'n gedeelte uitmaak, is spesiaal geregtig op die volgende voorwaardes geskep is Transportakte T1318/1897.

"The owners of the said Southern Portions of Lot E shall be entitled to the use of the thornwood growing on portion of Lot E measuring 4,3869 hectares.

- C. Die voormalige gedeelte 36 van die plaas DOORNKRAAL 680 L.S., Transvaal (waarvan daardie gedeelte van die eiendom hiermee getranspoteer aangedui deur die figuur A b a op kaart LGA3709/86, aangeheg aan Akte van Transport T3709/86, 'n gedeelte uitmaak, is onderhewig aan:
1. That the owners of the Northern and Southern portions of the said Lot "E" measuring respectively 1110,0983 hectares as originally transferred by Deeds of Transfer Nos T1317/1897 and T1318/1897 (waarvan die eiendom hiermee getranspoteer 'n gedeelte uitmaak) shall be reciprocally have the perpetual right to the use of the running water on both aforesaid portions for watering their cattle.
The water of the whole farm of DOORNKRAAL 7 is divided as follows:
According to Deed of Transfer T936/1893, subject to the conditions regulating the distribution of the said water.
 - (a) The owners of the Eastern Portion of the farm measuring 1220,5752 hectares as originally transferred by Deed of Transfer T935/1893, are entitled to the use of all water in the presently existing water furrow and dam for eight consecutive days.
 - (b) The owners of the said Northern Portion of Lot "E" for four consecutive days, and
 - (c) The owners of water from the said southern Portion of Lot "E" (waarvan die eiendom hieronder gehou 'n gedeelte uitmaak) for four consecutive days.
 2. The distribution of water from the said existing furrow or from any new furrow which may since have been constructed shall be regulated mutually by the respective owners of the aforesaid Southern portion of Lot "E" from time to time.
 3. The property transferred hereby is entitled to the use of the said water furrow over portion 3 of the aforesaid Southern Portion of Lot "E" measuring 219,0595 hectares held under certificate of partition title 4036/23 and is subject thereto in favour of Portion 2 and the Remaining Extent of aforesaid Southern Portion of Lot "E" measuring 219,0595 hectares as held under Certificate of partition Title 4036/23.

SPECIALLY ENTITLED TO THE FOLLOWING CONDITION:

D. The owners of the said Southern portion of Lot "E" (of which the property held hereunder forms a portion) shall be entitled to the use of the thorn-wood growing on portion d of portions of Lot "E" measuring 4,3869 hectares.

2. CONDITIONS IMPOSED BY THE AUTHORISED LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORD. NO. 15 OF 1986)

The erven as mentioned hereunder, shall be subject to the servitudes as indicated on the General Plan and the conditions as imposed by the Polokwane Municipality in terms of the provisions of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986):

2.1 ALL ERVEN

2.1.1 The erf is subject to a servitude, 2 (TWO) metres wide for sewerage and other municipal purposes in favour of the Polokwane Municipality along any 2 (TWO) boundaries, excluding a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 (TWO) metres wide, over the access portion of the erf, as and when required by the municipality: Provided that the Municipality may waive or relax the requirement for such a servitude.

2.1.2 No building/s or other structure/s shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within a distance of 2 (TWO) metres from such servitude.

2.1.3 The Municipality has the right to temporarily store any material on the land excavated by it during the installation, maintenance or removal of such sewer pipelines or sewerage mains and other works as it, in its discretion, may deem necessary, provided that the Municipality shall be liable for the payment of compensation for any damage caused by it during the construction, maintenance or removal of such sewer pipelines or sewerage mains and other works.

3. CONDITIONS WHICH ARE TO BE INCORPORATED INTO THE POLOKWANE/PERSKEBULT TOWN PLANNING SCHEME, 2007, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986 OVER AND ABOVE THE EXISTING STIPULATIONS OF THE SCHEME IN THE OPERATION

3.1 ALL ERVEN

3.1.1 Proposals to overcome adverse soil conditions, if so indicated in the geotechnical report, shall be contained in all building plans submitted to the local authority for approval, and all buildings shall be erected in accordance with these precautionary measures.

3.1.2 No permanent structure or building may be erected in the area below the 1 in 100 year flood-line as depicted on Map 3 of the Scheme, with the proviso that, should the local authority be convinced that certain land is no longer threatened by inundation, this condition insofar as it pertains to that specific land, shall lapse.

3.2 ERVEN 14854 – 15129; 15131 – 15263; 15265 – 15298; 15300 – 15521; 15524 – 15550; 1552 – 15572; 15574 – 15756; 15758 – 15777; 15779 – 15798; 15800 – 15952; 15955 – 16196.

The use zone of the erf shall be "Residential 1" with a density of 1 dwelling per erf, a height restriction of 2 storeys, coverage of 50% and building restriction line as per site development plan/approved building plan.

3.3 **ERVEN 15953 - 15954**

The use zone of the erven shall be "**Residential 2**" and the standard conditions of the POLOKWANE/PERSKEBULT TOWN PLANNING SCHEME, 2007, shall apply.

3.4 **ERF 15778**

The use zone of the erf shall be "**Residential 3**" and the standard conditions of POLOKWANE/PERSKEBULT TOWN PLANNING SCHEME, 2007, shall apply.

3.5 **ERVEN 15299 AND 15799**

The use of the erven shall be "**Business 3**" and the standard conditions of the POLOKWANE/PERSKEBULT TOWN PLANNING SCHEME, 2007, shall apply.

3.6 **ERF 15264**

The use zone of the erf shall be "**Institutional**" and the standard conditions of the POLOKWANE/PERSKEBULT TOWN PLANNING SCHEME, 2007, shall apply.

3.7 **ERF 15130**

The use zone of the Erf shall be "**Educational**" and the standard conditions of the POLOKWANE/PERSKEBULT TOWN PLANNING SCHEME, 2007, shall apply.

3.8 **ERVEN 15522; 15523; 15551; 15573; 15757**

The use zone of the erven shall be "**Municipal**" and may be used for such purposes as a local authority is authorized to carry out in terms of the Local government Ordinance, 1939, the Municipal Systems Act, 200 and the Municipal Structures Act, 2000.

3.9 **ERVEN 16197 - 16199**

The use zone of the erven shall be "**Public Open Space**" and the standard conditions of the POLOKWANE/PERSKEBULT TOWN PLANNING SCHEME, 2007, shall apply.

3.10 **ERVEN WITH SPECIFIC CONDITIONS**

3.10.1 **ERF 14921**

The erf is subject to a servitude for water pipeline purposes, 4 (FOUR) metres wide along its southern boundary as shown on the General Plan and Map of the Scheme in favour of the Polokwane Municipality.

3.10.2 **ERF 14984**

The erf is subject to a servitude for water pipeline purposes, 4 (FOUR) metres wide along its southern boundary as shown on the General Plan and Map of the Scheme in favour of Polokwane Municipality.

3.10.3 **ERF 15523**

The erf is subject to a servitude for water pipeline purposes, 4 (FOUR) metres wide along its southern boundary as shown on the General Plan and Map of the Scheme in favour of Polokwane Municipality.

3.10.4 **ERF 15551**

The erf is subject to a servitude for water pipeline purposes, 4 (FOUR) metres wide along its southern boundary as shown on the General Plan and Map of the Scheme in favour of Polokwane Municipality.

- 3.10.5 **ERF 15573**
The erf is subject to a servitude for water pipeline purposes 4 (FOUR) metres wide along its southern boundary as shown on the General Plan and Map of the Scheme in favour of Polokwane Municipality.
- 3.10.6 **ERF 15757**
The erf is subject to a servitude for water pipeline purposes 4 (FOUR) metres wide along its southern boundary as shown on the General Plan and Map of the Scheme in favour of Polokwane Municipality.
- 3.10.7 **ERF 16198 (PARK)**
The erf is subject to a servitude for water pipeline purposes 4 (FOUR) wide along its southern boundary as shown on the General Plan and Map of the Scheme in favour of Polokwane Municipality.
- 3.10.8 **ERF 16199**
- 3.10.8.1 No access shall be allowed along the boundary of the erf abutting on Provincial Road D19, without the prior written approval of the Roads Agency Limpopo, and building lines shall be in accordance with the stipulations of Roads Agency Limpopo.
- 3.10.8.2 A wall, a least 2 (TWO) metres in height shall be erected and maintained by the local authority along the southern boundary of the erf to restrict vehicular and pedestrian movement directly to the Provincial Road D19.

Mrs TC MAMETJA

MUNICIPAL MANAGER

POLOKWANE LOCAL MUNICIPALITY

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