



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

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

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*(Yi rhijistariwile tanihi Nyuziphepha)*

*(E ngwadisitšwe bjalo ka Kuranta)*

*(Yo redzhistariwa sa Nyusiphepha)*

**Vol. 22**

**Extraordinary**

**Ku katsa na Tigazete to  
 Hlawuleka hinkwato**

19 JUNE 2015

19 JUNIE 2015

19 KHOTAVUXIKA 2015

19 JUNE 2015

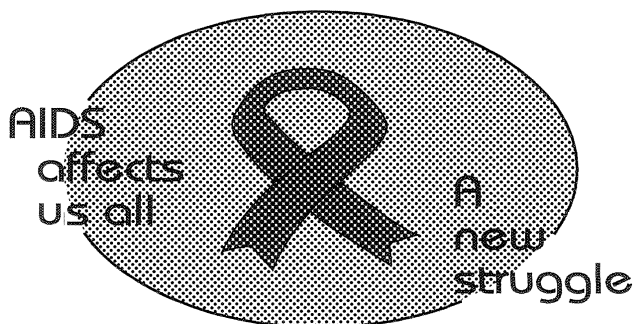
19 FULWI 2015

**No. 2529**

**Buitengewoon**

**Hu tshi katelwa na  
 Gazethe dza Nyingo**

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



**AIDS  
 HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

**Prevention is the cure**

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# GENERAL NOTICE

## GENERAL NOTICE 218 OF 2015

### DECLARATION AS AN APPROVED TOWNSHIP: BAKONE

In terms of Section 103 (1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Polokwane Local Municipality, hereby declares Bakone to be an approved township, subject to the conditions as set out in the Annexure hereto.

#### ANNEXURE

**STATEMENT OF THE CONDITIONS UNDER WHICH THE LAND DEVELOPMENT APPLICATION MADE BY PHILIPPUS ANDRIAS BENADE AND FRANCINA SUSANNA BENADE (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 87 (A PORTION OF PORTION 14) OF THE FARM PALMIETFONTEIN 24, REGISTRATION DIVISION KS, LIMPOPO PROVINCE, HAS BEEN SUBMITTED**

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

##### 1.1 PROVISION AND INSTALLATION OF SERVICES

The developer shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and storm water drainage in and for the township.

##### 2 GENERAL

2.1 The developer shall satisfy the local authority that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township;

2.2 The developer shall comply with the provisions of Section 101 of the Town-planning and Townships Ordinance, 1986.

##### 3 CONDITIONS OF ESTABLISHMENT

##### 3.1 NAME

The name of the township shall be Bakone Township

##### 3.2 DESIGN

The land development area shall consist of erven and streets as indicated on General Plan SG no 5672/2005.

##### 3.3.1. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, excluding the reservation of rights to minerals, but including the following condition which will only affect ERF 1 BAKONE TOWNSHIP SUBJECT to a Notarial Deed of Lease in favour of CALTEX OIL (SA) PROPRIETARY LIMITED, for 20 years from the date that the Premises have been improved in accordance with Caltex's standards and specifications as will more fully appear from Notarial Deed of Lease K 3426/1999 L, which Notarial Deed of Lease only effects Erf 1 Bakone Township.

##### 3.3.2. THE FOLLOWING CONDITIONS WHICH ARE TO BE CANCELLED:

THE PROPERTY HEREBY TRANSFERRED IS SUBJECT TO THE FOLLOWING FURTHER CONDITIONS:

1. *Not more than one dwelling house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the land except with the written approval of the controlling Authority as defined in Act 21 of 1940;*
2. *The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Controlling Authority as defined in Act 21 of 1940;*
3. *No building or any structure whatsoever shall be erected within a distance of 94.46 meters from the centre line of the Public Road without the written approval of the Controlling Authority as defined in Act 21 of 1940;*

##### 4 CONDITIONS OF TITLE

##### 4.1 CONDITIONS IMPOSED BY THE 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.

##### 4.1.1 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.

##### 4.2 CONDITION IMPOSED BY SOUTH AFRICAN NATIONAL ROADS AGENCY SOC LIMITED IN TERMS OF THE PROVISION OF SECTION 49 OF ACT NO. 7/ 1998

No structure or other thing (including anything which is attached to the land on which it stands even though it does not form part of that land) shall be erected, laid or established without the written approval of SANRAL within a distance of 20 meters measured from the R37 road reserve boundary.

##### 5. CONDITIONS TO BE INCORPORATED IN THE PIETERSBURG/SESHEGO TOWN PLANNING SCHEME, 1999 IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME I OPERATION – PROPOSED PIETERSBURG/SESHEGO AMENDMENT SCHEME 191

Use Zone 8: "Special": for filling station and related facilities, roadhouse, bottle store and overnight rooms.

##### 5.2 ER

Use Zone 8: "Special": for overnight accommodation, conference rooms, entertainment area and related facilities.

# IMPORTANT

## Information

### from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.

#### GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za). This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – [www.gpwonline.co.za](http://www.gpwonline.co.za))
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za))
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za).



*eGazette*

