



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

**Provincial Gazette • Provinsiale Koerant • Gazete ya Xifundzankulu
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No. 3128

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 150 OF 2020**MODIMOLLE-MOOKGOPHONG LOCAL MUNICIPALITY****AMENDMENT SCHEME MMLM 044**

It is hereby notified in terms of the provisions of Chapter 5, Part 13 Section 58 of the Modimolle-Mookgophong, Spatial Planning and Land Use Management By-Law 2019 read together with Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Modimolle-Mookgophong Local Municipality has approved the amendment of the Mookgophong Land Use Management Scheme, 2010, relating to the land taken up by Mookgophong Extension 10, a township on Portion 91 of the farm Vlakfontein No 522 Registration Division KR, Limpopo Province.

Map 3 and the Scheme Clauses (Annexure No. MMLM 0044) of the amendment scheme are filed with the Acting Municipal Manager of the Modimolle-Mookgophong Local Municipality and are open for inspection during normal office hours. This amendment is known as Modimolle-Mookgophong Amendment Scheme No. MMLM 044 and shall come into operation on the date of publication of this notice.

The Acting Municipal Manager

Modimolle-Mookgophong Local Municipality

Date :

Private Bag X1008

Modimolle

0510

DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 58 of the Spatial Planning and Land Use Management By-Law of Modimolle-Mookgophong Local Municipality hereby declares the township of **Mookgophong Extension 10** 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 MOOKGOPONG SQUARE ONTWIKKELING (PTY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF THE PROVISIONS FOR PERMISSION TO ESTABLISH A TOWNSHIP ON 91 OF THE FARM VLAKFONTEIN NO 522, REGISTRATION DIVISION K.R. LIMPOPO PROVINCE, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Mookgophong Extension 10.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 24/2020.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to the existing conditions and servitudes, if any contained in Deed of Transfer NO.T63326/2013.

1.4 COMPLIANCE WITH CONDITIONS IMPOSED BY THE ROADS AGENCY LIMPOPO

The township owner shall at his own expense comply with all the conditions imposed, by which the Roads Agency Limpopo has granted consent for the development.

1.5 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road R101 and he shall receive and dispose of the stormwater running off or being diverted from the road.

1.6 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier along R101 to the satisfaction of the Roads Agency Limpopo, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

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

1.9 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the Mookgophong Local Municipality, when required to do so by the Municipality.

1.10 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

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

1.11 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

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

1.12 COMPLIANCE WITH CONDITONS IMPOSED BY LEDET

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

1.13 NATIONAL HERITAGE RESOURCE ACT

The township owner shall at his own expense comply with the provisions of the National Heritage Resource Act, 15 of 1999.

1.14 ENGINEERING SERVICES

- (a) The Applicant shall be responsible for the provision and installation of all internal engineering services and roads within the township and to the erven in the township, as provided for in the Services Agreement.
- (b) Upon the issuing of the certificate in terms of Section 82 of the Town Planning and Township Ordinance (Ordinance 15 of 1986) by the Mookgophong Local Municipality, rates, taxes and all other applicable service charges, will become payable to the Municipality.

1.15 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 4536 and 4537 in the township consolidated. The Modimolle-Mookgophong Local Municipality hereby grants its consent to the consolidation in respect of Section 92(1)(b) of the Ordinance 15 of 1986).

2. CONDITION OF TITLE

THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE MOOKGOPHONG LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 FO 1986)

2.1 All erven

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

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