



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**

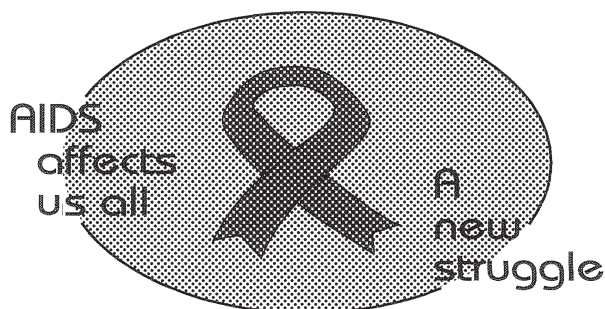
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Vol: 28

POLOKWANE,
3 DECEMBER 2021
3 DESEMBER 2021

No: 3220

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HELPLINE**

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DEPARTMENT OF HEALTH

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 118 OF 2021****NOTICE OF APPLICATION FOR AMENDMENT OF GREATER GROBLERSDAL TOWN PLANNING SCHEME, 2006 READ TOGETHER WITH SECTION (62) OF ELIAS MOTSOLEDI LOCAL MUNICIPAL BY-LAWS, 2016. SCHEME NO: DP-21/08-01**

We, RR Town Planning Consultant, being an authorized agent of the owner of Erf 330 Groblersdal Extension 2, hereby give notice in terms of section 62 of Elias Motsoaledi Local Municipal By-Laws, 2016 for the rezoning of erf 330 groblersdal extension 2 from "Residential 1" to "Residential 3" for Flats, scheme no: DP-21/08-1. Plans and particulars of the application will lie for inspection during normal office hours 07:30am to 16:30pm weekdays at the manager's office: at Elias Motsoaledi local municipality, 2 Grobler Avenue, from the 26 November 2021, for a period of at least 30 days from the first date of publication. The advert will be on this gazette on 26 November 2021 and 03 December 2021. Objections and/or comments or representation in respect of the application must be lodged with or made by writing to the manager: Town Planning, Elias Motsoaledi Local Municipality, P O Box 48, Groblersdal, 0470 for a period not less than 30 days from the date of publication of notice. Address of applicant: 657 Nsama Street, Polokwane, 0699: Email: rrtpc12@gmail.com. Contact cell: 067 670 7256.

26-03

PHETOŠO YA SEKEMO-TAOLo SA TŠHOMIŠO YA NAGA SA 2006 SA GREATER GROBLERSDAL KA KAROLO YA 62 YA MOLAWANA WA PEAKANYOLESWA LE TAOLo YA TŠHOMIŠO YA NAGA WA MMUŠOSELEGAE WA ELIAS MOTSOLEDI WA 2016 PHETOŠO. SCHEME NO: DP-21/08-01

Go tsebišwa gore rena ba, RR Town Planning Consultant, mong'a setsha sa 330 Groblersdal Extension 2, ke dirile kgopelo ya go fetša Sekemo-Taolo sa Tshomišo ya Naga sa 2006 sa Greater Groblersdal ka karolo ya 62 ya Molawana wa Peakanyoleswa le Taolo ya Tshomišo ya Naga wa Mmušoselegae wa Elias Motsoaledi wa 2016, go fetolela setsha se go tšwa go "Madulo 1" go ya go "Madulo 3" schemeno: DP-21/08-01. Dintlha ka botlalo malebana le kgopelo ye di tla ikala go lekolwa phaphošing ya Mmeakanyi wa Metse, Elias Motsoaledi local Municipality, ka 07:30am, Lebatong la Fase la Dikantoro tša Motse 2 Grobler Avenue, ka nako tša tlwaelo tša mošomo tekano ya matšatši a 30 go tloga ka di 26 November 2021 (e le letšatši la mathomo la tsebišo ye) tsebiswa mo gazette kandi 26 November 2021 and 03 December 2021. Boipelaetšo goba ditlalelo ka moka ka kgopelo ye di ka amogelwa ke Molaodi wa Mmasepala, Elias Motsoaledi Local Municipality, PO Box 48, Groblersdal, 0470, mmogo le nna moemedi wa mokgopedi gona moo tekanong ya matšatši a 30 a tsebišo ye go tloga ka 22 May 2021.: 657 Nsama Street, Polokwane, 0699: Email: rrtpc12@gmail.com. Contact cell: 067 670 7256.

26-03

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 45 OF 2021****MAKHADO MUNICIPALITY
DECLARATION AS AN APPROVED TOWNSHIP
TOWNSHIP NAME: MAKHADO FUEL CITY**

Notice is hereby given, as required in terms of Section 62 of the Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016, that the Makhado Municipality has declared MAKHADO FUEL CITY Township as an approved township. The mentioned township shall consist of the erven (and shall be subject to) conditions as set out in the Annexure 1 below. The Map 3's and scheme clauses of the amendment scheme are filed with the Municipal Manager of Makhado Municipality and is open for inspection during normal office hours. This amendment scheme is known as Makhado Amendment Scheme 25 and shall come into operation on the date of publication of this notice.

Municipal Manager,
Makhado Municipality

**MAKHADO MUNISIPALITEIT
VERKLARING AS GOEDGEKEURDE DORP
NAAM VAN DORP: MAKHADO FUEL CITY**

Hiermee word kennis gegee, in ooreenstemming met Artikel 62 van die Makhado Munisipaliteit Ruimtelike Beplanning, Grondontwikkeling en Grondgebruiksbestuursbywet, 2016, dat die Makhado Munisipaliteit MAKHADO FUEL CITY Dorp verklaar het as 'n goedgekeurde dorp. Voormelde dorp sal bestaan uit die erwe (en onderhewing wees aan die voorwaardes) soos uiteengesit in Bylae 1 hieronder. Die Kaart 3's en skemaklousules van die relevante wysigingskema word deur die Munisipale Bestuurder van die Makhado Munisipaliteit in bewaring gehou en lê gedurende gewone kantoor ure ter insae. Die wysigingskema staan bekend as Makhado Wysigingskema 25 en tree op datum van publikasie van hierdie kennisgewing in werking.

Munisipale Bestuurder,
Makhado Plaaslike Munisipaliteit

ANNEXURE 1 / BYLAE 1

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION FOR ESTABLISHMENT OF A TOWNSHIP MADE BY STONY RIVER PROPERTIES 199 CC (REG. 200608203223) (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION 96 READ WITH SECTION 69(6)(A) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013 (SPLUMA), ON PORTION 144 (A PORTION OF PORTION 42) OF THE FARM RONDEBOSCH 287, REGISTRATION DIVISION LS, LIMPOPO PROVINCE, HAS BEEN APPROVED

1. CONDITIONS TO BE COMPLIED WITH BY THE TOWNSHIP OWNER PRIOR TO THE OPENING OF THE TOWNSHIP REGISTER AND DECLARING THE TOWNSHIP A PROCLAIMED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986

1.1 GENERAL PLAN OF THE TOWNSHIP

The Applicant shall within a period of 12 months from having been notified that the application for township establishment has been approved, or such further period as the Director may allow, lodge the necessary plans, diagrams and other required documents with the Surveyor General, as required in terms of Section 72(1) of Ordinance 15 of 1986.

1.2 LODGING WITH REGISTRAR

The Applicant shall lodge the plans and diagrams, as approved by the Surveyor General, together with the title deed for endorsement or registration, as the case may be, with the Registrar, within a period of 12 months from the date of approval of such plans and diagrams by the Surveyor General, or such further period as the Director may allow.

1.3 LODGING WITH MUNICIPALITY

The Applicant shall provide the Makhado Municipality with an approved copy of the General Plan of the township.

1.4 AMENDMENT SCHEME

The applicant shall satisfy the local authority that the necessary documentation, clauses and maps regarding the amendment scheme as contemplated in Ordinance 15 of 1986, are in order and can be published simultaneously with the notice contemplated in Section 103 of Ordinance 15 of 1986.

1.5 CANCELLATION OF EXISTING CONDITIONS OF TITLE

The township owner shall at its own costs, cause the following restrictive conditions and/or servitudes to be cancelled or the township area to be freed therefrom:

(a) Conditions 2 (a)(b)(c) in Deed of Transfer T54482/2010 which reads as follows:

2. *Spesiaal onderhewig aan die volgende voorwaardes opgelê volgens Artikel 11(6) van Wet Nr. 21 van 1940 :*

- a) *"Not more than one dwelling house, together with such outbuildings ordinarily required to be use in connection therewith, shall be erected on the land except with the written approval of the Administrator.*
- b) *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 Administrator.*
- c) *No building or any structure whatsoever shall be erected within a distance of 96.46 metres from the centreline of the Mara-Elim road, without the written approval of the Administrator."*

(b) The following servitude(s) shall not be passed on to the erven in the township.

Right of usus and the Servitude Area in favour of BEZUIDENHOUT, CATHARINA REGINA BARBRA (ID No. 090118 0046 004) and BEZUIDENHOUT JAN HARM (ID No. 090424 5014 009), as more clearly reflected in Servitude Diagram S.G. No. A 10335/1986 and Servitude Deed K3626/1989S.

2. GENERAL

The township owner shall comply with the provisions of the Makhado Land-use scheme 2009 and the Makhado Municipality Spatial Planning, Land Development and Land use Management By-law 2016 and satisfy the Makhado Local Municipality that –

2.1 Name of Township, street names and numbering

The name of the township as well as the street name and numbers have been approved by the Municipality and are indicated on the General Plan.

2.2 Geotechnical conditions

A geotechnical report has been submitted in order to determine the soil suitability of the land on which the township is to be established and that said report shall be favourable.

2.3 Engineering Services

- (i) Access is available to the township and that access to the public street system is available to all erven in the township whether by means of a private or public street;
- (ii) The portions of the road reserves adjoining the proposed township, and which are required for the proper installation and maintenance of municipal services, shall be acquired by the township owner;
- (iii) The township owner shall, at its own costs provide such engineering services, social infrastructure and open spaces as the Municipality may deem necessary for the proper development of the land development area and/or land development application; provided that the Municipality may, for that purpose, enter into an engineering services agreement with the owner of the land development area, in terms of the By-law and/or other law and as may be required in accordance with section 49 of the Act ;
- (iv) The township owner shall for the purpose of providing such engineering services reach agreement to the satisfaction of, and with the Makhado Local Municipality on the availability and provision of engineering services for the township, which agreement shall indicate the standard of services to be provided and obligations of the Township Owner and the Makhado Local Municipality with regard to the provision of internal and external engineering services and the payment of engineering services contribution toward the provision of such services in

terms of the Spatial Planning and Land Use Management Act, (Act 16 of 2013).

2.4 General Plan

The township owner shall comply with the provisions of Section 66(6) of the Makhado Municipality Spatial Planning, Land Development and Land use Management By-law 2016

3. CONDITIONS OF ESTABLISHMENT RELATING TO THE TOWNSHIP WHICH SHALL REMAIN APPLICABLE TO THE TOWNSHIP AND ERVEN IN THE TOWNSHIP

3.1 NAME

The name of the township shall be MAKHADO FUEL CITY.

3.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan: **S.G. No. 493/2018**.

3.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE AND SERVITUDES

All erven shall be made subject to existing conditions and servitude's, if any, including the reservation of right to minerals, but excluding :-
The following servitude(s) shall not be passed on to the erven in the township.

- Right of usus and the Servitude Area in favour of BEZUIDENHOUT, CATHARINA REGINA BARBRA (ID No. 090118 0046 004) and BEZUIDENHOUT JAN HARM (ID No. 090424 5014 009), as more clearly reflected in Servitude Diagram S.G. No. A 10335/1986 and Servitude Deed K3626/1989S.

3.4 BUILDING STANDARDS

The National Building Regulations will apply in respect of the township.

3.5 APPLICATION OF ZONING SCHEME

The following zoning scheme for regulating land use will apply in the Township, namely: "Makhado Land-use scheme, 2009", or as amended from time to time in terms of provisions of Ordinance 15 of 1986.

3.6 COMMENCEMENT OF REGISTRATION OF OWNERSHIP

The registration of erven shall only take place once the Registrar is satisfied that all obligations of the Applicant and the local government body to provide the engineering services, have been fulfilled, and after receiving notice from the local government body (Makhado Local Municipality) that;

- (i) All requirements with regard to the services agreement and installation of engineering services, have been addressed to the satisfaction of the said local government body; and
- (ii) That all conditions of establishment have been addressed to the satisfaction of the local authority.

3.7 PUBLIC STREET

The street in the township shall be known as: FUEL CITY AVENUE.

3.8 CONDITIONS IMPOSED BY NATIONAL AND REGIONAL ROADS AUTHORITIES

The township owner shall, at its own cost, comply with the following conditions and/or requirements imposed by the South African National Roads Agency Limited;

- a) No new structures, buildings or any other thing whatsoever shall be erected, constructed, laid or established within a distance of 20 metres measured from the national route N1 road reserve boundary without the written approval of SANRAL.
- b) Further conditions regarding site development:
 - i) SANRAL's formal approval regarding layout, services offered, access to/from the site, township boundaries and any other related conditions/requirements is required.
 - ii) A formal signed agreement between SANRAL and the applicant.
 - iii) Access for adjoining properties must be provided through a Right-of-way servitude, to be registered against the applicant's title deed at their cost. No development may be undertaken without or prior to SANRAL's formal consent to and of compliance with all the above conditions.
- c) No storm water disposal from the above-mentioned township to national route N1 will be allowed without the written approval of SANRAL, and the applicant shall accept SANRAL's storm water where applicable, the Agency will not be liable for any damage caused in the township by the storm water.
- d) No free standing advertisement boards visible from national route N1 will be erected on the property without the written approval of SANRAL.
- e) Any subdivision of the application site to allow for future road upgrades must be excluded from the applicant property description.

4. OTHER CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE WHICH SHALL BE READ WITH THE CONDITIONS OF ESTABLISHMENT INDICATED IN 1 ABOVE IN TERMS OF SECTION 53 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013

4.1 REFUSE REMOVAL

The township owner shall weekly, at his own expense, have all refuse within the township area removed to the satisfaction of the Makhado Local Municipality.

4.2 REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner. For purposes of removal or replacement the township owner shall, at its own costs, protect the services by means of the registration of servitudes in favour of the owner of such services, should it be deemed necessary.

4.3 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings/structures situated within the building line reserves, side spaces, or over common boundaries to be demolished to the satisfaction of the Municipality, when requested thereto by the Municipality or where buildings/structures are dilapidated.

4.4 NOTARIAL TIE OF ERVEN

The township owner shall, at its own costs, after proclamation of the township but prior to the development of any erf/unit in the township, notarially tie the following property to the satisfaction of the Municipality for the purposes of augmenting the bulk water supply to the township, until such time that the Municipality is in the position to supply bulk water to the township: a) Portion 2 of farm Ashfield 246-LS.

4.5 REGISTRATION OF SERVITUDES

The township owner shall, at its own costs cause the following servitudes to be registered to the satisfaction of the Makhado local municipality:

- a) A servitude for Right of way purposes over Portions 1 and 2 of the farm Ashfield 246-LS, in favour of the applicant (purpose of said servitude shall be to obtain access to borehole mentioned in par (b) below.)
- b) A servitude for groundwater abstraction purposes (borehole) over Portion 2 of farm Ashfield 246-LS, the said groundwater abstraction point being located at the following coordinates: S23.0581380 & E29.7582420, in favour of the applicant.

Refer to paragraph 4.4 of this document for notarial tie requirement to be adhered to.

4.6 RESTRICTION ON REGISTRATION AND TRANSFER OF ERVEN FROM THE TOWNSHIP

In terms of section 53 of Spatial Planning and Land Use Management Act, (Act 16 of 2013) no property(ies) or land and/or erf/erven and/or sections and/or units, sectional title schemes/registers or other registration transaction/s, in a land development area, which registration transactions results

from a land development application(s), may be submitted by the applicant and/or owner, to the Registrar of Deed for registration, including transfer and the registration of a Certificate of Consolidated Title and/or Certificate of Registered in the name of the owner; prior to the Municipality certifying to the Registrar of Deeds that:

- (i) all engineering services have been designed and constructed to the satisfaction of the Municipality, including the provision of guarantees, and maintenance guarantees for services having been provided to the satisfaction of the Municipality as may be required;
- (ii) all engineering services contributions and open spaces and parks contributions and/or development charges and/or other monies have been paid;
- (iii) all engineering services have been or will be protected to the satisfaction of the Municipality by means of servitudes;
- (v) all conditions of the approval of the land development application have been complied with or that arrangements for compliance to the satisfaction of the Municipality have been made, to the satisfaction of the Municipality;
- (v) it is in a position to consider a final building plan; and
- (vi) all the properties have either been transferred in terms of subsection 16(11) hereof or shall be transferred simultaneously with the first transfer or registration of a newly created property or sectional title scheme.

5. CONDITIONS OF TITLE

5.1 SERVITUDES IN FAVOUR OF LOCAL AUTHORITY: ALL ERVEN

- (i) All erven are subject to a servitude, 2m 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.

5.2 ERVEN 1 & 2

The erven shall be subject to such building restriction lines as may be satisfactory to the South African National Road Agency Limited.

6. CONDITIONS TO BE INCORPORATED IN THE MAKHADO LAND-USE SCHEME, 2009 IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION - MAKHADO AMENDMENT SCHEME 25

6.1 ERF 1 IN THE TOWN MAKHADO FUEL CITY

Erf 1 shall be zoned "Special" for the purposes of a filling station, quick shop(convenience store), restaurant & car wash and shall be subject to the following further conditions –

Coverage	60%
Floor area ratio	0,6
Building lines	Applicable building restriction lines shall be as prescribed by: <ul style="list-style-type: none"> • South African National Road Agency Limited, and/or • Road Agency Limpopo Other boundaries - <ul style="list-style-type: none"> • Street 5m • Side 2m • Rear 2m
Parking	70% of the uncovered area must be paved
Site development plan	<ul style="list-style-type: none"> • 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 and South African National Roads Agency for approval prior to the submission of any 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 and the South African National Roads Agency. • Such development plan shall show at least the following: <ul style="list-style-type: none"> ○ The siting, height, floor area, floor area ratio and coverage of buildings and structures. ○ Open spaces and landscaping. ○ Entrances to and exits from the erf and parking areas. ○ Entrances to buildings and parking areas. ○ Building restriction areas. ○ Parking areas and, where required by the local authority, the vehicular traffic system. ○ Elevational treatment of all buildings and structures. ○ The proposed sub-divisional lines, if the erf is to be subdivided. ○ The proposed phasing of the development if the development is to be phased.

6.2 ERF 2 IN THE TOWN MAKHADO FUEL CITY

Erf 2 shall be zoned "Special" for the purposes of a solar energy power generation facility and shall be subject to the following further conditions –

Site development plan	<ul style="list-style-type: none">• 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 and South African National Roads Agency for approval prior to the submission of any 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 and the South African National Roads Agency.• Such development plan shall show at least the following:<ul style="list-style-type: none">○ The siting, height, floor area, floor area ratio and coverage of buildings and structures.○ Open spaces and landscaping.○ Entrances to and exits from the erf and parking areas.○ Entrances to buildings and parking areas.○ Building restriction areas.○ Parking areas and, where required by the local authority, the vehicular traffic system.○ Elevational treatment of all buildings and structures.○ The proposed sub-divisional lines, if the erf is to be subdivided.○ The proposed phasing of the development if the development is to be phased.
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PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 159 OF 2021

DEPARTMENT OF ECONOMIC DEVELOPMENT, ENVIRONMENT AND TOURISM (LIMPOPO)

NATIONAL ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS ACT, 2003
(ACT NO. 57 OF 2003)CONSULTATION PROCESS IN TERMS OF SECTION 33(1) OF THE NATIONAL ENVIRONMENTAL
MANAGEMENT: PROTECTED AREAS ACT, 2003 (ACT NO. 57 OF 2003) – NOTICE OF INTENTION
TO DECLARE SELATI, KARONGWE, THOLO, PALALA, ADELAIDE, GREATER KUDULAND
SAFARIS GAME RESERVES, GREATER MOOKETSI AND WESTERN SOUTPANSBERG AS
NATURE RESERVES

I, Thabo Andrew Mokone, in my capacity as Member of the Limpopo Executive Council for Economic Development, Environment and Tourism, and in terms of section 33(1) of the National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) hereby-

- (1) give notice of my intention to declare the properties described in the Schedule hereunder with the names assigned therein as Nature Reserves as contemplated in terms of section 23(1) 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 declare the above properties as Nature Reserves, 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, Private Bag X9484, Polokwane,
0700

OR

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



THABO ANDREW MOKONE, MPL

MEC: ECONOMIC DEVELOPMENT, ENVIRONMENT AND TOURISM (LIMPOPO)

Name: Selati Game Reserve**Protected area type: Nature Reserve**

Description of the properties which are proposed to be declared as Selati Nature Reserve being described as–

Farm name	Portion	Area on Title Deed (ha)	Title Deed Number
Arundel No. 788 LT	Remaining Extent	1 127,8372	T95164/1997
Arundel No. 788 LT	Portion 4	999,8567	T26158/2006
Arundel No. 788 LT	Portion 7	108,7946	T52082/13
Buffalo Ranch No. 834 LT	Remaining Extent	1 222,8736	T105216/1997
BVB Ranch No. 776 LT	Portion 7	471,0926	T89771/1999
BVB Ranch No. 776 LT	Portion 17	631,0448	T72828/2002
Danie No. 789 LT	Remaining Extent	1 201,5604	T24795/2006
Farrell No. 781 LT	Remainder of Portion 8	151,9259	T35531/1984
Farrell No. 906 LT	Remaining Extent	1 824,4784	T28689/2010
Farrell No. 906 LT	Portion 6	1 010,4101	T3711/2021
Hoed No. 146 KT	The Farm	2 504,5924	T95164/1997
Huja No. 791 LT	The Farm	2 971,1867	T95164/1997
Josephine No. 749 LT	Remaining Extent	1 667,3012	T108963/1998
Koedoes Rand No. 790 LT	The Farm	2 747,2964	T95164/1997
La France No. 833 LT	The Farm	1 384,6966	T105213/1997
Lekkersmaak No. 792 LT	Portion 1	1 067,2228	T60721/2011
Lillie No. 148 KT	Remaining Extent	1 545,0204	T1305/1996
Lillie No. 148 KT	Portion 2	529,7014	T12997/1997
Thankerton No. 144 KT	Remainder of Portion 3	1 112,3704	T77293/2001
Transport No. 145 KT	Remainder of Portion 1	1 137,6125	T77293/2001
Willie No. 787 LT	Remaining Extent	1 027,9435	T571/1989
Willie No. 787 LT	Remainder of Portion 5	1 010,0201	T91889/2011
Willie No. 787 LT	Portion 6	600,0034	T91890/2011

Name: Western Soutpansberg**Protected area type: Nature Reserve**

Description of the properties which are proposed to be declared as Western Soutpansberg Nature Reserve being described as–

Farm name	Portion	Area on title deed (ha)	Title Deed Number
The Farm Oog Van Brakrivier 426 MS	The farm	1325.1721	T75423/1998
Wallace Dale 727MS	Remaining Extent	248.5645	T138134/1998
Mooiplaats No. 728 MS	Remaining Extent	469.8257	T138134/1998
Morningsun No. 729 MS	Portion 1	117.2906	T5076/2017
Gawsworth No. 765 MS	The Farm	718.2320	T9049/2019
Ladismet No. 761MS	The Farm	715.8066	T542/2018
Prince No. 758 MS	The Farm	682.2478	T542/2018
the Moss No. 763 MS	The Farm	616.8829	T9049/2019
Walfield No. 887 MS	The Farm	771.5686	T1442/2018
Philipstown No. 390 MS	Remaining Extent	717.8024	T23759/1983
Zwarthoek No. 796 MS	Remaining Extent	959.0703	T42648/1975
Crewe No. 771 MS	The Farm	407.3495	T68058/1990
Ilford No. 420 MS	The Farm	1037.8827	T68307/1991

Leyden No. 423 MS	Remaining Extent	764.1686	T5871/1992
Leyden No. 423 MS	Portion 1	218.9916	T68307/1991
Uniondale No. 756 MS	Remaining Extent	552.6459	T14916/1994
Bangor No. 759 MS	The Farm	1164.2900	T14916/1994
Wellington No. 757 MS	The Farm	826.2521	T14916/1994
Boezak No. 389 MS	Portion 1	560.1624	T19755/1985
Wintersveld No. 427 MS	Portion 1	296.3696	T19755/1985
Wintersveld No. 427 MS	Portion 2	9.4219	T19755/1985
Brinkrust No. 42 LS	The Farm	955.0174	T163842/2003
Potgietersrust No. 44 LS	The Farm	1306.0671	T163842/2003
Dundee No. 216 LS	Remaining Extent	1453.9512	T161812/2002
Ventersdorp No. 754 MS	Remaining Extent	571.5207	T163841/2003
Little Leigh No. 736 MS	The Farm	928.7592	T5077/2017
Roxonstone No. 795 MS	The Farm	591.1827	T1811/2021
Zwarthoek No. 796 MS	Portion 1	190.1501	T9341/2011
Rushton No. 775 MS	The Farm	1418.3699	T29954/1988
Surprise No. 767 MS	The Farm	469.2068	T98283/1997
Leek No. 769 MS	The Farm	757.2528	T98283/1997

Name: Palala Game Reserve**Protected area type: Nature Reserve**

Description of the properties which are proposed to be declared as Palala Nature Reserve being described as—

Farm name	Portion	Area on title deed (ha)	Title Deed Number
Melbourne No.34 LQ	Remaining Extent	977,58	T43619/1976
Heerenberg No.35 LQ	Remaining Extent	358,5	T79866/2005

Name: Adelaide Game Reserve**Protected area type: Nature Reserve**

Description of the properties which are proposed to be declared as Adelaide Nature Reserve being described as—

Farm name	Portion	Area on title deed(ha)	Title Deed Number
Colesburg No. 556 LR	Remaining Extent	499,535	T69653/2015
Adelaide No. 557 LR	Remaining Extent	820,702	T69653/2015
Colesberg No. 558 LR	Remaining Extent	413,9	T69653/2015
Norfolk No. 559 LR	Remaining Extent	1096,94	T69653/2015

Name: Tholo Game Reserve**Protected area type: Nature Reserve**

Description of the properties which are proposed to be declared as Tholo Nature Reserve being described as–

Farm name	Portion	Area on title deed (ha)	Title Deed Number
Victoria West No. 75 LR	Portion 6	1661,25	T36087/2008
Gouda Fontein No. 886 LR	Remaining Extent	1632,947	T48908/2007
Moonlight No. 111 LR	Portion 2	441,348	T48908/2007
Moonlight No. 111 LR	Portion 3	104,487	T48908/2007
Julietta No. 112 LR	Remaining Extent	1664,12	T48908/2007
Karnesmelkfontein No. 887 LR	The Farm	1940,5379	T4161/2020

Name: Karongwe Game Reserve**Protected area type: Nature Reserve**

Description of the properties which are proposed to be declared as Karongwe Nature Reserve being described as–

Farm name	Portion	Area on title deed (ha)	Title Deed Number
Harmony No. 140 KT	Portion 31	1,068.5878	T622/1959
Harmony No. 140 KT	Portion 71	21.4133	T3369/1962
Harmony No. 140 KT	Portion 38	2,321.0423	T104968/1997
Harmony No. 140 KT	Portion 101	1,670.3769	T62700/1997
Harmony No. 140 KT	Portion 96	549.7199	T11084/1993
Harmony No. 140 KT	Portion 95	1,878.7575	T118635/1996
Harmony No. 140 KT	Portion 54	145.4569	T116821/2005
Harmony No. 140 KT	Portion 100	112.4631	T21725/1999
Harmony No. 140 KT	Portion 91	8.8756	T95588/1993

Name: Greater Kuduland Safaris Game Reserve**Protected area type: Nature Reserve**

Description of the properties which are proposed to be declared as Greater Kuduland Safaris Nature Reserve being described as–

Farm name	Portion	Area on title deed (ha)	Title Deed Number
Rynie No. 158 MT	The Farm	1259	T13030/1978
Werksplaas No. 129 MT	The Farm	2100	T13030/1978
Amonda No. 161 MT	The Farm	1965	T13030/1978
David No. 160 MT	The Farm	2399	T13030/1978
Deonburg No. 126 MT	The Farm	2681	T13030/1978
Martin No. 157 MT	The Farm	1761	T0037780/2015
Septimus No. 156 MT	The Farm	1676	T67249/1995
Terblanche No. 155 MT	The Farm	1730	T01086/2017

Name: Greater Mooketsi**Protected area type: Nature Reserve**

Description of the properties which are proposed to be declared as Greater Mooketsi Nature Reserve being described as–

Farm name	Portion	Area on title deed (ha)	Title Deed Number
Boschrand No.399 LT	Remaining Extent	898.6179	T123044/1997PTA
Boschrand No.399 LT	Portion 1	898.6179	T123044/1997PTA
Bloemfontein No. 414 LT	Portion 0	300.4993	T89213/1997
Donkerval No. 405 LT	Remaining Extent	700.2663	T98800/1997
Donkerval No. 405 LT	Portion 1	513.9192	T913/2006
Kranskop No. 417 LT	Remaining Extent	70.7253	T129674/2004
Kranskop No. 417 LT	Portion 1	275.4464	T89213/1997
Kranskop No. 417 LT	Portion 2	70.7279	T38446/2007
Kranskop No. 417 LT	Portion 3	70.7239	T8554/2006
Kranskop No. 417 LT	Portion 4	70.725	T60664/2013
Roodevlakte No. 416 LT	Remaining Extent	368.6114	T89213/1997
Roodevlakte No. 416 LT	Portion 1	54.2798	T56308/2005
Boschhoek No. 415 LT	Remaining Extent	85.6532	T60664/2013
Boschhoek No. 415 LT	Portion 1	348.8997	T142460/2004
Boschhoek No. 415 LT	Portion 2	91.9387	T38446/2007
Boschhoek No. 415 LT	Portion 3	85.6532	T60664/2013
Cordier No. 343 LT	Remaining Extent	919.5116	T98807/1997
Honingplaats No. 185 LT	Remaining Extent	436.4734	T159386/2006
Insect No. 346 LT	Remaining Extent	302.9689	T89941/1997
Fort San No. 940 LT	Remaining Extent	115.0057	T65232/2012
Grootboom No. 347 LT	Remaining Extent	788.4120	T98807/1997
Grootboom No. 347 LT	Portion 1	197.1023	T98807/1997
Grootboom No. 347 LT	Portion 2	213.0837	T89214/1997
Dieplaagte No. 348 LT	Portion 3	424.1570	T65209/2012
Mamre No. 344 LT	Remaining Extent	216.5162	T89941/1997
Mamre No. 344 LT	Portion 1	324.2529	T98797/1997
Enkeldoorn No. 906 LS	Remaining Extent	94.1796	T89111/2011
Enkeldoorn No. 906 LS	Portion 2	94.1796	T77461/2002
Ramatoelaskloof No. 411 LT	Remaining Extent	659.0057	T33669/1994
Ramatoelaskloof No. 411 LT	Portion 1	232.4528	T44123/1992
Welgevonden No. 886 LS	Portion 2	342.6128	T44755/1999
Welgevonden No. 886 LS	Portion 3	85.6532	T64598/1992
Welgevonden No. 886 LS	Portion 6	108.4793	T64598/1992
Welgevonden No. 886 LS	Portion 7	54.2397	T64598/1992
Welgevonden No. 886 LS	Portion 8	200.1490	T33670/1994
Welgevonden No. 886 LS	Portion 9	54.2397	T19088/2008
Welgevonden No. 886 LS	Portion 10	131.6318	T44123/1992
Welgevonden No. 886 LS	Portion 11	128.4798	T64598/1992
Welgevonden No. 886 LS	Portion 12	54.2397	T64598/1992
Welgevonden No. 886 LS	Portion 13	131.0494	T64598/1992
Welgevonden No. 886 LS	Portion 15	122.9886	T17347/1989
Welgevonden No. 886 LS	Portion 16	71.2478	T44464/1991
Hekpoort No. 893 LS	Remaining Extent	188.6882	T81568/2007
Hekpoort No. 893 LS	Portion 1	60.1279	T81568/2007
Hekpoort No. 893 LS	Portion 2	40.0835	T81568/2007

Hekpoort No. 893 LS	Portion 3	20.0428	T81568/2007
Hekpoort No. 893 LS	Portion 4	20.0428	T81568/2007
Vreedzaam No. 822 LS	Remaining Extent	563.4881	T54749/1986
Vreedzaam No. 822 LS	Portion 1	214.5784	T54749/1986
Vreedzaam No. 822 LS	Portion 2	557.1741	T54750/1986
Vreedzaam No. 822 LS	Portion 4	214.1330	T54750/1986
Paardedrift No. 890 LS	Portion 1	55.6414	T77461/2002
Paardedrift No. 890 LS	Portion 2	126.5450	T30411/2003
Paardedrift No. 890 LS	Portion 3	79.7417	T81568/2007
Paardedrift No. 890 LS	Portion 6	165.9545	T77461/2002
Paardedrift No. 890 LS	Portion 7	134.3986	T77461/2002
Paardedrift No. 890 LS	Portion 8	42.5333	T77461/2002
Paardedrift No. 890 LS	Portion 9	171.3064	T77461/2002
Paardedrift No. 890 LS	Portion 10	85.6532	T93612/2004
Paardedrift No. 890 LS	Portion 11	3.4261	T77461/2002
Paardedrift No. 890 LS	Portion 19	15.2471	T77461/2002
Paardedrift No. 890 LS	Portion 20	15.2480	T77461/2002
Paardedrift No. 890 LS	Portion 21	15.2473	T77461/2002
Paardedrift No. 890 LS	Portion 22	15.2485	T77461/2002
Paardedrift No. 890 LS	Portion 23	15.2507	T77461/2002
Paardedrift No. 890 LS	Portion 27	93.6417	T77461/2002
Paardedrift No. 890 LS	Portion 34	13.1093	T81568/2007
Paardedrift No. 890 LS	Portion 35	84.5283	T77461/2002
Paardedrift No. 890 LS	Portion 37	42.3335	T77461/2002
Sterkloop No. 892 LS	Remaining Extent	213.0009	T77461/2002
Lang en Smal No. 887 LS	Portion 1	187.0663	T134584/2007

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 247 OF 2021

MAKHADO LOCAL MUNICIPALITY

NOTICE OF LAND USE APPLICATIONS FOR BUSINESS SITES IN TERMS OF SECTION 9(2) OF THE MAKHADO SPATIAL PLANNING, LAND DEVELOPMENT AND LAND USE MANAGEMENT BY-LAW 2016

I, Azwifaneli Nemanashi of Nash Planning and Civil Consultants (PTY) LTD being an authorized agent of the owners of the properties mentioned below, hereby give notice in terms of Regulation 18 (Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015) read together with Section 63(1) and Section 66(1) of the Makhado Municipality Spatial Planning, Land Development and Land Use Management BY Laws 2016 that I have lodged to the Makhado Municipality:

- An application for subdivision and rezoning from "Agriculture" to "Business" land use rights on Portion of the Farm Goedverwachting 19 LT, Limpopo Province at Maswie Village under the jurisdiction of Tshakhuma Traditional Council for the purpose of a filling station and the related uses.
- An application for subdivision and rezoning from "Agriculture" to "Business" land use rights on Portion of the Farm Schuynsoogte 29 LT, Limpopo Province at Nditwani Village under the jurisdiction of Nesengani Traditional Council for the purpose of a filling station and the related uses.

The particulars of the above applications are available for inspection during normal office hours at the office of Director Planning and Development, Makhado local Municipality, 83 Krogh Street, Louis Trichardt for a period of 28 days from the 26th of November 2021.

Objection or representation pertaining to the above land development applications must be lodged with or made in writing to the Municipal Manager at the above address or to Private Bag X 2596, Louis Trichardt, 0920 within a period of 28 days from 26th November 2021.

Address of an authorized Agent: Nash Planning and Civil Consultants, 42 Khaya Lami, Thornhill Village, Bendor, 0699. Cell: 072 642 9415.

26-03

MASIPALA WA MAKHADO

NDIVHADZO YA KHUMBELO DZO ITIWAHO DZA FHETHU HA VHUBINDUDZI HU TSHI KHOU TEVHEDZWA KHETHEKANYO YA 9(2) YA MAKHADO SPATIAL PLANNING, LAND DEVELOPMENT AND LAND USE MANAGEMENT BY-LAW 2016.

Nne, Azwifaneli Nemanashi wa Nash Planning and Civil Consultants (PTY) LTD ndo imela vhane vha mavu o bulwaho afho fhasi ndo ndi khou divhadza uri ho itiwa khumbelo kha Masipala wa Makhado uya nga Regulation 18 (Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015) read together with Section 63(1) and Section 66(1) of the Makhado Municipality Spatial Planning, Land Development and Land Use Management BY Laws 2016:

- Khumbelo ya u khethekanya na u shandukisa kushumisele kwa mavu ubva kha zwa "Vhulimi" uya kha zwa vhubindudzi kha tshipida tsha mavu a bulasi I divheaho sa Goedverwachting 19 LT, Limpopo Province, kusini kwa Maswie fhasi ha vhulangi ha Tshakhuma Traditional Council hu u itela u fhatiwa garatshi ya pitirola na zwielanaho nayo.
- Khumbelo ya u khethekanya na u shandukisa kushumisele kwa mavu ubva kha zwa "Vhulimi" uya kha zwa vhubindudzi kha tshipida tsha mavu a bulasi I divheaho sa Schuynsoogte 29 LT, Limpopo Province, Kusini kwa Nditwani fhasi ha vhulangi ha Nesengani Traditional Council hu u itela u fhatiwa garatshi ya pitirola na zwielanaho nayo.

Manwalo a yelanaho na khumbelo dzo bulwaho afho nthu zwi wanala nga tshifhinga tsha mushumo kha ofisi ya murangaphanda wa kududzanyele na mvelaphanda, kha masipala wa Makhado, 83 Krogh Street lwa tshifhinga tshi edanaho maduvha a Fumbili malo (28) u bva nga duvha la 26 Lara 2021.

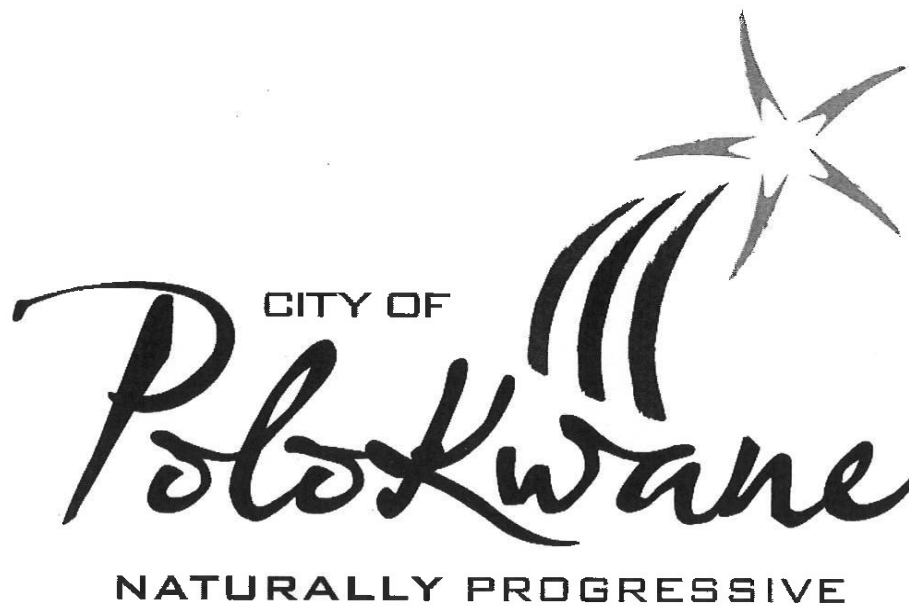
vha na mbilaelo malugana na khumbelo idzo vha nwalele minidzhere wa masipala wa Makhado hu sa athu u fhela maduvha a fumbili malo (28) u bva nga la 26 Lara 2021 kha diresi itevhelaho: Private Bag X 2596, Louis Trichardt, 0920 kana vha ise ofisini ya zwa mvelaphanda nga tshifhinga tsha mushumo kha diresi yo bulwaho afho nthu.

Diresi ya dzhendedzi lire mulayoni malugana na idzo khumbelo: Nash Planning and Civil Consultants, 42 Khaya Lami, Thornhill Village, Bendor, 0699. Lutingo: 072 642 9415.

26-03

LOCAL AUTHORITY NOTICE 250 OF 2021

VERSION EDITED BY LEGAL SERVICES/TM
23/04/2018



POLOKWANE LOCAL MUNICIPALITY
ANIMAL POUND BY-LAW

POLOKWANE LOCAL MUNICIPALITY

ANIMAL POUND BY-LAW

WHEREAS the Municipality is responsible for ensuring Public and Traffic Safety within its municipal area of jurisdiction;

AND WHEREAS it is imperative to control livestock on public roads and within Central Business District areas in terms of Municipal By-laws;

AND WHEREAS roads can prove highly hazardous due to accidents that may occur as a result of stray animals found on roads;

AND WHEREAS in order to effectively deal with this problem it is necessary for the Municipality to impound livestock and other animals left unattended in public areas and roads;

The Municipality of the Polokwane, in terms of Section 156 of Constitution of the Republic of South Africa Act No. 108 of 1996, read with section 11 of the Local Government: Municipal Systems Act No. 32 of 2000 and the Limpopo Province Pounds Act 2002 (Act No. 3 of 2002), hereby enacts as follows:

1. Definitions

In this by-law, unless inconsistent with the context –

"animal" means any equine or bovine animal or any donkey, sheep, goat, pig or domesticated ostrich, or any hybrid of such animals, or any poultry;

"impounded animal" means any animal received into a pound as contemplated in section 5;

"public road" shall mean a public road as described under Section 1 of the Road Traffic Act, 1996 (Act No. 93 of 1996).

2. Application

Nothing prevents any animal detained in terms of this by-law from being impounded in a pound or any similar facility established by any other municipality, the provincial government or other lawful authority.

3. Establishment of pound

- 3(1) The Municipality may establish a pound at any convenient place within its area of jurisdiction and, whenever the Municipality deems it necessary, may disestablish such pound.
- 3(2) The Municipality shall give notice of the establishment of a pound, or the disestablishment thereof, by publishing a notice in at least two newspapers circulating in the area of jurisdiction of the Municipality.

4. Detention and removal of animals

- 4(1) Any animal –
- (a) found trespassing on land; or
 - (b) straying or wandering unattended in a public road or other public place,
- may be detained and removed to a pound by the owner of such land, an official of the Municipality, a member of the South African Police Services or the pound manager.
- 4(2) Any person who has detained an animal for the purpose of impounding shall –
- (a) remove such animals to a pound within 24 hours after seizure; and
 - (b) ensure that proper care is taken of the seized animal until the animal is received at the pound.

- 6(4) The pound manager shall keep records of any expense incurred in respect of an impounded animal including, but not limited to, the feeding and veterinary care of the animal.

7. Release of animals

The pound manager shall release an impounded animal to any person who has –

- 7(1) satisfied the pound manager that he or she is the owner of the impounded animal on producing proof of ownership, full personal details including a South African Identity Document, permanent residential address (not postal) and any other reasonable prerequisites the pound manager may impose from time to time.
- 7(2) paid the conveyance and pound fees prescribed by resolution of the Municipality from time to time; and
- 7(3) paid any veterinary or other expenses incurred in the impounding of the animal by way of a statement of account commensurate with the period the stock or animal has been impounded, which statement must be taken to the finance cashiers who will issue a release note to the owner upon payment.
- 7(4) Animal collection will be during working hours only, no person will be allowed to claim stock after working hours or during weekends.

8. Disposal of animals

- 8(1) The pound manager may sell by public auction and for cash any impounded animal which has not been claimed within 30 days of being impounded, and in respect of which –
- (a) The Municipality has taken all reasonable steps to locate and notify the owner;

9. Indemnity

The Municipality, the pound manager and any officer, employee, or agent of the Municipality shall not be liable for the death of or injury to any animal arising as a result of its detention, impounding or release, or arising during its impoundment.

10. Offences and penalties

Any person who contravenes or fails to comply with any provision of this by-law shall be guilty of an offence and liable for a fine not exceeding R5 000 or imprisonment for a period not exceeding three months or for both such fine and imprisonment.

11. Repeal of existing By-laws

The Municipality previously conducted activities of animal pounds under the REGULATIONS FOR THE ADMINISTRATION OF POUNDS IN LOCAL AUTHORITY AREAS, which Regulations were promulgated under the erstwhile Local Government Ordinance 11 of 1926. There is no existing By-law in this regard.

12. Short title and commencement

This by-law shall be known as the ***Polokwane Municipality Animal Pound By-law***, and shall take effect on the date of proclamation thereof in the Provincial Gazette.

LOCAL AUTHORITY NOTICE 251 OF 2021**MUSINA LAND USE MANAGEMENT SCHEME, 2010****NOTICES FOR REZONING APPLICATIONS AT MUSINA LOCAL MUNICIPALITY.**

I, Azwifaneli Nemanashi of Nash Planning and Civil Consultants (PTY) LTD as an authorized agent of the registered owners of the properties mentioned below, hereby giving notices for the rezoning applications lodged to Musina Local Municipality in terms of Section 36 of the Musina Spatial Planning and Land Use Management By-Laws 2016 read together with Regulation 14 of the Spatial Planning and Land Use Management Regulation: Land Use Management and General Matters, 2015 Under (Act 16 of 2013).

- **Amendment Scheme No. 436:** Rezoning of Erf 1323 Messina Extension 6 from "Residential 1" to "Business 1" for a Hotel and the related uses.
- **Amendment Scheme No. 439:** Rezoning of Erf 1359 Messina-Nancefield Extension 1 from "Residential 1" to "Business 2" for Medical Consulting Rooms for the purpose of a 24hour medical centre.
- **Amendment Scheme No. 441:** Rezoning of Portion 36 of Erf 761 Messina Extension 2 from "Municipal" to "Business 1" for a Hotel and the related uses.

The relevant documents and plans regarding the above applications, are open for inspection during office hours at the Town Planning office, 21 Irwin Street, Musina Local municipality for the period of 28 working days from the 3rd of December 2021.

Objections and/or comments or representations in respect of the above application must be lodged in writing to the Municipal Manager at the above address or at Private Bag X 611, Musina, 0900 within 28 days from the 3rd of December 2021.

Authorized Agent: Nash Planning and Civil Consultants, 42 Khaya Lami, Thornhill Village, Bendor, 0699, Email: fani@nashplanningcc.co.za, Cell: 072 642 9415.

3-10

PLAASLIKE OWERHEID KENNISGEWING 251 VAN 2021**MUSINA GRONDGEBRUIK BESTUURSKEMA, 2010****KENNISGEWINGS VIR HERSONERING AANSOEKE BY MUSINA PLAASLIKE MUNISIPALITEIT.**

Ek, Azwifaneli Nemanashi van Nash Planning and Civil Consultants (PTY) LTD as 'n gemagtigde agent van die geregistreerde eienaars van die eiendomme hieronder genoem, gee hiermee kennisgewings vir die hersoneringsaansoeke wat by Musina Plaaslike Munisipaliteit ingedien is ingevolge Artikel 36 van die Musina Ruimtelike Beplanning en Grondgebruikbestuursverordeninge 2016 saamgelees met Regulasie 14 van die Ruimtelike Beplanning en Grondgebruikbestuursregulasie: Grondgebruikbestuur en Algemene Aangeleenthede, 2015 Kragtens (Wet 16 van 2013).

- **Wysigingskema No. 436:** Hersonering van Erf 1323 Messina Uitbreiding 6 van "Residensieel 1" na "Besigheid 1" vir 'n Hotel en die verwante gebruike.
- **Wysigingskema No. 439:** Hersonering van Erf 1359 Messina-Nancefield Uitbreiding 1 van "Residensieel 1" na "Besigheid 2" vir Mediese Spreekkamers vir die doel van 'n 24-uur mediese sentrum.
- **Wysigingskema No. 441:** Hersonering van Gedeelte 36 van Erf 761 Messina Uitbreiding 2 van "Munisipaal" na "Besigheid 1" vir 'n Hotel en die verwante gebruike.

Die relevante dokumente en planne met betrekking tot bogenoemde aansoeke, lê ter insae gedurende kantoorure by die Stadsbeplanningskantoor, Irwinstraat 21, Musina Plaaslike Munisipaliteit vir 'n tydperk van 28 werksdae vanaf 3 Desember 2021.

Besware en/of kommentaar of verhoë ten opsigte van bogenoemde aansoek moet binne 28 dae vanaf die 3de Desember 2021 skriftelik by die Munisipale Bestuurder by bogenoemde adres of by Privaatsak X 611, Musina, 0900 ingedien word.

Gemagtigde Agent: Nash Planning and Civil Consultants, Khaya Lami 42, Thornhill Village, Bendor, 0699, E-pos: fani@nashplanningcc.co.za, Sel: 072 642 9415.

3-10

LOCAL AUTHORITY NOTICE 252 OF 2021**LEPHALALE MUNICIPALITY
AMENDMENT SCHEME NO 62**

Lephalale Municipality hereby in terms of the provisions of Section 53 of the Lephalale Local Municipality Spatial Planning and Land Use Management By-Law, 2017, declare that it has approved an amendment scheme, being an amendment comprising the same land as included in the Township Manamela Park.

Map 3 and the scheme clauses of the amendment scheme are filed with the Lephalale Municipality and are open for inspection at all reasonable times.

This amendment scheme is known as Lephalale Amendment Scheme No 62.

M. COCQUYT
Municipal Manager
Civic Centre, Lephalale
Reference No. 15/5/163(20238)

DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 53 of the Lephalale Local Municipality the Spatial Planning and Land Use Management By-Law, 2017, the Lephalale Municipality hereby declares the township of Manamela Park to be an approved township, subject to the conditions as set out in the Schedule attached hereto:

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY LEPHALALE LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF SECTION 48(1) OF THE LEPHALALE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017 FOR THE ESTABLISHMENT OF A TOWNSHIP ON REMAINING EXTENT OF PORTION 10 OF THE FARM GROOTESTRYD 465 LQ, KNOWN AS MANAMELA PARK, HAS BEEN APPROVED.

1.2. CONDITIONS OF ESTABLISHMENT RELATING TO THE TOWNSHIP WHICH SHALL REMAIN APPLICABLE TO THE TOWNSHIP AND ERVEN IN THE TOWNSHIP

1.1 NAME

The name of the township is **MANAMELA PARK**.

1.2 DESIGN

The township consists of Streets and Erven as indicated on **GENERAL PLAN NUMBER 320/2020**.

1.3 PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The applicant shall make the necessary arrangements for the finalization of the service agreements with the Municipality for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

If external services are not available or the existing external services are not sufficient to accommodate the township, special arrangements will have to be made after consultation with the applicable departments in the Municipality.

1.4 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent road (or roads) and all storm water running off or being diverted from the road (or roads) and higher lying areas shall be received and disposed of, to the satisfaction of the Municipality.

1.5 CONDITIONS IMPOSED BY THE LIMPOPO PROVINCE DEPARTMENT OF ECONOMIC DEVELOPMENT, ENVIRONMENT AND TOURISM (LEDET)

The relevant administrative decision of the Limpopo Department of Economic Development, Environment and Tourism has been obtained to the satisfaction of the Council in terms of the provision of the Environment Conservation Act, 73 of 1989 or the National Environmental Management Act, 107 of 1998 as the case may be and that any condition under which such administrative decision has been granted will be incorporated in the conditions of establishment of the proposed township, at the cost of the applicant;

1.6 CONDITIONS IMPOSED BY NATIONAL AND REGIONAL ROADS AUTHORITIES

The township owner shall, at its own cost comply with and strictly adhere to all the conditions and/or requirements imposed by the South African National Roads Agency Limited, the Department of Roads and Transport (Limpopo Provincial Government), Department of Water and Environmental Affairs and where applicable as imposed by the Municipality.

1.7 ACCESS CONDITIONS

(a) Access or egress from the township shall be provided to the satisfaction of the Municipality.

1.8 SAFEGAURDING OF UNDERGROUND WORKINGS

The township owner shall at its own costs, make adequate provision to the satisfaction of the Inspector of Mines (Limpopo Region), to prevent any water from entering underground workings through outcrop workings or shaft openings and if applicable, the existing stormwater drains shall be properly maintained and protected.

2 CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

2.1 REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the Municipality for the removal of all refuse.

2.2 REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner. For purposes of removal or replacement the township owner shall, at its own costs, protect the services by means of the registration of servitudes in favour of the Municipality, TELKOM and/or ESKOM should it be deemed necessary.

2.3 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings/structures situated within the building line reserves, side spaces, or over common boundaries to be demolished to the satisfaction of the Municipality, when requested thereto by the Municipality or where buildings/structures are dilapidated.

2.4 RESTRICTION ON REGISTRATION AND TRANSFER OF ERVEN FROM THE TOWNSHIP

In terms of section 71 of the By-law read with section 53 of Spatial Planning and Land Use Management Act, (Act 16 of 2013) no property(ies) or land and/or erf/erven and/or sections and/or units, sectional title schemes/registers or other registration transaction/s, in a land development area, which registration transactions results from a land development application(s), may be submitted by the applicant and/or owner, to the Registrar of Deed for registration, including transfer and the registration of a Certificate of Consolidated Title and/or Certificate of Registered in the name of the owner; prior to the Municipality certifying to the Municipality that:

- (i) all engineering services have been designed and constructed to the satisfaction of the Municipality, including the provision of guarantees, and maintenance guarantees, for services having been provided to the satisfaction of the Municipality as may be required;
- (ii) all engineering services contributions and open spaces and parks contributions and/or development charges and/or other monies have been paid;
- (iii) all engineering services have been or will be protected to the satisfaction of the Municipality by means of servitudes;
- (iv) all conditions of the approval of the land development application have been complied with or that arrangements for compliance to the satisfaction of the Municipality have been made, which arrangements shall form part of an agreement read with Chapter 7 of the By-law, to the satisfaction of the Municipality;
- (v) it is in a position to consider a final building plan; and
- (vi) all the properties have either been transferred in terms of subsection 72 hereof or shall be transferred simultaneously with the first transfer or registration of a newly created property or sectional title scheme.

2.5 OBLIGATIONS OF THE TOWNSHIP OWNER WITH REGARD TO THE PROVISION OF ELECTRICITY BY ESKOM

All electrical engineering services have been designed and constructed to the satisfaction of ESKOM and the Municipality, including the provision of guarantees, and maintenance guarantees, for services having been provided to the satisfaction of the Municipality as may be required;

3. CONDITIONS OF TITLE

3.1 Conditions of Title imposed in favour of the Municipality in terms of the section 48 of the By-law.

ALL ERVEN

- (a) Each erf is subject to a servitude, 1m wide, in favour of the Municipality, for sewerage and other municipal purposes, along any boundary other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 1m wide across the access portion of the erf, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.
- (b) No building or other structure or any part of its foundation shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 1m thereof.
- (a) The Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process 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 Municipality.

4. CONDITIONS CONTAINED IN THE AMENDMENT SCHEME IN TERMS OF SECTION 16(4)(G)(v) INCORPORATED THE LAND USE MANAGEMENT SCHEME 2014

4.1 ERF 1 UP TO AND INCLUDING ERF 227, MANAMELA PARK

1	Use Zone	1: RESIDENTIAL 1
2	Use permitted	Dwelling Houses
3	Uses with consent	Second Dwelling unit, salon, day-care centre and creche, home occupation practice, tuck shop, place of public worship, social halls, taverns
4	Uses not permitted	Any uses not under primary or consent uses
5	Definition	As per scheme
6	Density	1 dwelling house per erf with additional dwelling unit subject to written consent
7	Coverage	60% (for stands smaller than 350m ² maximum coverage of 50%)
8	Height	2 Storeys
9	Floor space area	1,5
10	Building lines	Street Boundary: 2m Side Boundary: 1m Rear Boundary: 1m
11	Parking requirements	Residential Uses: As per Site Development Plan Non-Residential Uses: Chapter 8 of the Scheme applies
12	Paving of traffic areas	Not applicable
13	Access to the erf	Entrances to and exists from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality
14	Turning Facilities	Turning space/facilities for vehicles shall be provided on the erf to the satisfaction of the Municipality
15	Physical barriers	In accordance with the approved site development plan
16	Health Measures	Any requirements for air pollution-, noise abatement or health measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.
17	Outdoor advertising	Advertisements and/or signboards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of the municipal by-laws for outdoor advertising
<p>18 GENERAL: In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Scheme.</p> <p>No structures shall be erected on this site prior to the appointment of a professional structural or Geo-technical engineer, who shall design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the Geo-technical Report as well as measures to prevent adverse drainage conditions as mentioned in the Report.</p>		

4.2 ERF 228, MANAMELA PARK

1	Use Zone	5: RESIDENTIAL 2
2	Use permitted	Dwelling units, Town Houses/Group Housing
3	Uses with consent	Institutional, Residential Building (bed and breakfast establishment, guest house, boarding house, guest lodge), Place of Instruction, Home Occupation Practice, Places of Public Worship, Social Halls.
4	Uses not permitted	Any uses not under Primary or Consent Uses
5	Definition	As per scheme
6	Density	40 dwelling units per hectare
7	Coverage	60% maximum
8	Height	3 Storeys
9	Floor space area	1,0
10	Building lines	Street Boundary: 2m Side Boundary: 1m Rear Boundary: 1m
11	Parking requirements	1 covered and 1 uncovered space per dwelling unit
12	Paving of traffic areas	All parts of the erf upon which motor vehicles may move or park shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
13	Access to the erf	Entrances to and exists from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality
14	Turning Facilities	Turning space/facilities for vehicles shall be provided on the erf to the satisfaction of the Municipality
15	Loading and off-loading	In accordance with the approved site development plan
16	Physical barriers	In accordance with the approved site development plan
17	Health Measures	Any requirements for air pollution-, noise abatement or health measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.
18	Outdoor advertising	Advertisements and/or signboards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of the municipal by-laws for outdoor advertising
<p>19 GENERAL: In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Scheme.</p> <p>No structures shall be erected on this site prior to the appointment of a professional structural or Geo-technical engineer, who shall design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the Geo-technical Report as well as measures to prevent adverse drainage conditions as mentioned in the Report.</p>		

LOCAL AUTHORITY NOTICE 253 OF 2021**MODIMOLLE-MOOKGOPHONG LOCAL MUNICIPALITY**

Notice is hereby given to all whom it may concern that in terms of Section 60 of the Modimolle-Mookgophong Spatial Planning and Land Use Management Bylaw, 2019 application will be made for the removal of restrictive and obsolete title conditions in Title Deed T105273/06. The restrictive conditions in the Title Deed: B(f), B(g) (i) and B(g) (iii) pertaining to Erf 11/1139 Nylstroom Extension 2.

Simultaneously I, Nicola Ludik being the authorized agent for the registered owner of the following property hereby give notice in terms of the Modimolle-Mookgophong SPLUMA By-Law 2019 that I have applied to the Modimolle-Mookgophong Local Municipality for the amendment of the Land Use Scheme in operation known as the Modimolle Land Use Scheme, 2004 for the rezoning of the property described below, situated within the jurisdiction of the Modimolle-Mookgophong Local Municipality as follows:

Modimolle Amendment Scheme MMLM 070

- Erf 11/1139 Nylstroom Extension 2 situated in Middle Street Modimolle, in the Modimolle area of jurisdiction, from "Residential 1" to "Residential 3" at a density of 74 units per hectare.
- Erf 2/223 Nylstroom Township, situated in Joe Slovo Drive, Modimolle, in the Modimolle area of jurisdiction, from "Residential 1" to "Residential 3" at a density of 60 units per hectare.

Any objection, with the grounds therefore, shall be lodged with or made in writing to: The Divisional Manager: Town Planning, Ground Floor, Modimolle Municipal Building, or Private Bag X 1008, Modimolle, 0510, within 30 days of the publication of the advertisement in the Local Newspaper, viz 3 December 2021. Full particulars and plans may be inspected during normal office hours (08:00 – 13:00 and 13:45 – 15:00) at the above-mentioned office, for a period of 30 days after the publication of the advertisement in the Newspaper. Closing date for any objections: 3 January 2022. Applicant: Nikki Ludik, Alto Africa Planning & Development Consultants, P.O. Box 3007, Modimolle, 0510, Telephone: 076 606 6372

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PLAASLIKE OWERHEID KENNISGEWING 253 VAN 2021**MODIMOLLE-MOOKGOPHONG PLAASLIKE MUNISIPALITEIT**

Kennis word hiermee gegee aan alle belanghebbendes dat in terme van Klousule 60 van die Modimolle-Mookgophong Spatial Planning and Land Use Management By-laws, 2019 gaan daar aansoek gedoen word vir die verwydering van beperkende titel voorwaardes in Titel Akte T105273/06. The beperkende voorwaardes in die Titel Akte: B(f), B(G)(i) en B(G)(iii) toepassing op Erf 11/1139 Nylstroom Uitbreiding 2.

Gesamentlik gee ek, Nicola Ludik, synde die gevolmagte agent van die geregistreerde eienaar van die volgende eiendom, hiermee ingevolge die Modimolle-Mookgophong Land Use Management By-Law 2019, kennis dat ek by die Modimolle-Mookgophong Munisipaliteit aansoek gedoen het vir die wysiging van die Grondgebruikskema bekend as die Modimolle Land Use Scheme, 2004 vir die hersonering van die eiendom hieronder beskryf, geleë in die jurisdiksie van die Modimolle-Mookgophong Plaaslike Munisipaliteit as volg:

Modimolle Wysigingskema MMLM 070

- Erf 11/1139 Nylstroom Uitbreiding in Middle straat, Modimolle, in Modimolle jursidiksie area, vanaf "Residensieel 1" na "Residensieel 3" met 'n digtheid van 74 eenhede per hektaar;
- Erf 2/223 Nylstroom, gleë in Joe Slovo Rylaan, Modimolle, in Modimolle jursidiksie area, vanaf "Residensieel 1" na "Residensieel 3" met 'n digtheid van 60 eenhede per hektaar;

Enige beswaar, met die redes daarvoor, moet binne 30 dae na publikasie van die advertensie in die Koerant, nl 3 Desember 2021, skriftelik by of tot: die Divisie Bestuurder: Dorpsbeplanning, Grondvloer, Modimolle Munisipale Gebou, Privaatsak X 1008, Modimolle, 0510, ingedien of gerig word. Volledige besonderhede en planne kan gedurende gewone kantoorure (08:00 – 13:00 en 13:45 – 15:00) by bogenoemde kantoor besigtig word vir 'n periode van 30 dae na publikasie van die kennisgewing in die Koerant. Sluitingsdatum vir enige besware: 3 January 2022.

Applikant: Nikki Ludik, Alto Africa Planning & Development Consultants, Posbus 3007, Modimolle, 0510, Telefoon: 076 606 6372

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