

# MAKHADO MUNICIPALITY



Vision: "A Dynamic Hub For Socio – Economic Development By 2025"

Mission: "To ensure effective utilization of economic resources to address socio- economic imperatives through mining, tourism and agriculture"

Our Ref. : 15/3/15 & 15/4/2/2/1/347  
Enquiries : Director Development Planning  
Date : 11 May 2015

Davel Consulting Planners  
P O Box 11110  
Bendor  
0713

Dear Sir/Madam

**REZONING OF PORTION 4, FARM BORNST 107 LS: AGRICULTURE TO INSTITUTIONAL: CEMETERY (AMENDMENT SCHEME NO. 139)**

The Executive Committee at its meeting held on 23<sup>rd</sup> April 2015 considered a report in the above-mentioned regard and resolved as follows:

**RESOLVED B.25.23.04.15**

THAT an application submitted by Davel Consulting Planners on behalf of their client Afrikaanse Protestantse Kerk Gemeente Dendron for rezoning of Portion 4 of the farm Bornst 107 LS is approved in terms of section 56(9) of the Town Planning and Townships Ordinance, 1986 (Ord. 15 of 1986) subject to the following conditions:

1. No development and/or construction shall take place on the erf before the promulgation of the rezoned erf.
2. No building or alteration operations may commence without approved building plans.
3. Site development plan must be submitted before any building plans can be approved.
4. The development must comply with the Makhado Land Use Scheme, 2009 with "Institutional" as the use zone.
5. Accessible parking space must be provided inside the property.
6. The measurement of the perpendicular or angled parking must not less than 5,5m x 2,7m and 6,0m x 2,7m for parallel parking.
7. Engineering services contributions will be payable and will be calculated in accordance with Council's formula for such services.
8. No building or other structure or any part of its foundations may be erected in the servitude area and no tree with a potentially large root system may be planted within

the servitude area or within 2, 0 meters thereof except with the permission of the Municipality.

9. The Municipality shall be entitled to reasonable access to the land adjoining the servitude area for the construction, maintenance or removal of such services.
10. The applicant shall investigate and submit the necessary engineering geological report/s in order to show that the soil characteristics are suitable for cemetery and/ or that no contamination of ground water will occur before the cemetery may come into operation.
11. The applicant shall comply with the National Environmental Management Act, 1998 (Act No. 107 of 1998) prior to the erection of any and/ or use of the property for "Institution" purpose and the proof that the environmental legislation has been complied with together with the EIA report must be forwarded to the Municipality.
12. The applicant must comply with the requirements imposed by RAL
13. The Municipality may through its authorized officials, enter the property at all reasonable times to conduct any inspection which may be considered necessary or desirable.
14. The applicant is expected to do the Promulgation Process and submit proof of notices within a period of three weeks after approval.
15. The approval is further subject to the following conditions:
  - 15.1 **Electricity:** Portion 4 of the Farm Bornst 107 LS falls in the ESKOM area of distribution.
  - 15.2 **Water:** The Municipality is an operational agent of Vhembe District Municipality who is the WSA and therefore no comments can be given about water supply capacity.
  - 15.3 **Sewer:** The Municipality is an operational agent of Vhembe District Municipality who is the WSA and therefore no comments can be given about sewer supply capacity.
  - 15.4 **Property Rates:** The landowner must pay all property rates due to the Municipality with retrospective effect of 1 July 2008 if no payments for property rates were processed.
16. The provisions of the Municipal Cemetery By-laws must be complied with as may be applicable.

Yours Faithfully,

  
I.P. MUTSHINYALI  
MUNICIPAL MANAGER

**LOCAL AUTHORITY NOTICE 127****MAKHADO MUNICIPALITY  
MAKHADO AMENDMENT SCHEME 139.**

It is hereby notified in terms of the provisions of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Makhado Municipality has approved the amendment of the Makhado Land Use Scheme 2009 by the rezoning of Portion 4 of the farm Bornst 107 Registration Division L.S. from "Agriculture" to "Agriculture" and "Institutional" with a further annexure (Annexure 139) to the scheme, to provide in specific conditions in respect of the Institutional Use Zone. The Map 3 and Scheme Clauses of the amendment scheme are filed with the Municipal Manager of Makhado Municipality, 83 Krogh Street, Makhado, and with the Head of Department, Dept. Cooperative Governance Human Settlement & Traditional Affairs: Limpopo Province, Rabe Street, Polokwane, and are open for inspection during normal office hours. This amendment is known as Makhado Amendment Scheme 139 and shall come into operation on the date of publication of this notice.

**MUNICIPAL MANAGER  
MAKHADO MUNICIPALITY**

# Makhado Grondgebruiksskema 2009 Land-Use Scheme

## BYLAE 139.

## ANNEXURE 139.

Gedeelte 4 vna die plaas borsnt 107 Reegistryrasieafdeling L.S: Landbou en Inrigting Gebruiksone.

Portion 4 of the farm Borsnt 107 Registration Divisipon L.S.: Agricultural and Institutional Use Zones.

Bylaag en voorwaardes van toepassing tov die Inrigting Gebruiksone (Gebruiksone 11)

Annexure and conditions applicable iro the Institutional Use Zone (Use Zone 11)

1. Ongeveer 3ha van die grond on die suid-westelike hoek mag as "Inrigting" gebruiksone (Gebruiksone 11) gebruik word, onderhewig aan die volgende verdere voorwaardes:
  - 1.1 Die grond mag vir doeleindes van 'n "Plek van Openbare Aanbidding" (kerk) gebruik word soos uiteengesit in Kolom 3 van Tabel "A" van die skema waarvan die vloeroppervlak van geboue nie 1200m<sup>2</sup> BVVO mag oorskry nie;
  - 1.2 Die grond mag vir doeleindes van 'n "Inrigting" gebruik word soos uiteengesit in Kolom 3 van Tabel "A" van die skema waarvan die vloeroppervlak van geboue nie 3000m<sup>2</sup> BVVO mag oorskry nie en mag 'n ouetehuis, liefdadigheids inrigting, verpleegtehuis insluit, maar uitgesluit die gebruik vir doeleindes van 'n hospitaal;
  - 1.3 'n Oppervlak van 3000m<sup>2</sup> mag ook gebruik word vir doeleindes van 'n Kerkterrein en/of "Begraafplaas", ingesluit 'n Muur van Herinnering of Kolumbariummuur, ondergeskik aan die gebruik van die eiendom vir die "Plek van Openbare Aanbidding" (kerk);
  - 1.4 Die standard parkeervereistes soos bedoel in Kolom 7 van Table "B" van die skema sal van toepassing wees vir gebruikte uiteengesit in Voorwaardes 1.1 en 1.2 hierbo;
1. Ongeveer 3ha of the land in the south-western corner may be used as "Institutional" use zone (Use Zone 11), subject to the following further conditions:
  - 1.1 The land may be used for purposes of a "Place of Public Worship" (church) as set out under Column 3 of Table "A" of the scheme of which the floor area of buildings shall not exceed 1200m<sup>2</sup> GLFA ;
  - 1.2 The land may be used for an "Institution" as set out under Column 3 of Table "A" of the scheme of which the floor area of buildings shall not exceed 3000m<sup>2</sup> GLFA and may include an old age home, charitable institution, nursing home, but excludes the use for purposes of a hospital;
  - 1.3 An area of 3000m<sup>2</sup> may also be used for purposes of a Church Yard and/or "Cemetery", including a Wall of Remembrance or Columbarium Wall, subservient to the use of the property for the "Place of Public Worship" (church);
  - 1.4 The standard parking requirements contemplated in Columns 7 of Table "B" of the scheme shall apply for uses set out in Conditions 1.1 and 1,2 above;

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| <p>1.5 Die gebruik en ontwikkeling van die begraaftaas soos bedoel in Voorwaarde 1.3 hierbo, sal voldoen aan toepasslike wetgewing en alle voorwaardes deur owerhede neergelê in hierdie verband.</p>   | <p>1.5 The use and development of the cemetery as contemplated in Condition 1.3 above shall comply with applicable legislation and all conditions imposed by authorities in this regard.</p>   |
| <p>2. Geen gebou ivm die "Inrigting" gebruiksone sal nader as 200 meter vanaf enige publieke pad of servituutpad opgerig word nie;</p>  | <p>No building in the "Institutional" use zone shall be erected closer than 200 meters from any public road or servitude road;</p>   |
| <p>3. Die eienaar sal die plaalike munisipaliteit tevrede stel dat alle ingenieursdienste ivm water en sanitasie beskikbaar is vir die gebruik/geboue tov die "Inrigting" gebruiksone, alvorens enige geboue opgerig mag word;</p>  | <p>The owner shall satisfy the local municipality that all engineering services in respect of water and sanitation are available to the uses/buildings in the "Institutional" use zone, before any building may be constructed;</p>  |
| <p>4. Die eienaar sal verseker dat toegang tot die eiendom voorsien en onderhou word tot bevrediging van die munisipaliteit en die relevante padowerhede alvorens enige geboue opgerig word;</p>  | <p>The owner shall ensure that access to the property is supplied and maintained to the satisfaction of the municipality and the relevant road authorities prior to any building being constructed;</p>  |
| <p>5. Die ontwikkeling van strukture en geboue in die gebied gesoneer "Inrigting" is onderhewig aan 'n ingenieurs geologiese ondersoek en/of 'n verslag sowel as sulke verdere voorwaardes wat hy/sy mag neerlê, alvorens enige geboue opgerig mag word;</p>                                      | <p>The development of structures and buildings in the area zoned "Institutional", are subject to an engineering geological investigation and/or a report as well as such further conditions that he/she may lay down, prior to any building being erected;</p>   |
| <p>6. Bykomend tot Voorwaardes 1.3 en 1.5 hierbo, sal die eienaar die noodsaaklike ingenieursverslag/ae indien ten einde te toon dat die grondtoestand in orde is vir 'n begraaftaas en/of dat geen besoedeling van grondwater sal voorkom nie, alvorens die begraaftaas in werking mag tree.</p> | <p>In addition to Conditions 1.3 and 1.5 above, the owners shall investigate and submit the necessary engineering geological report/s in order to show that the soil characteristics are suitable for a grave yard (cemetery) and/or that no contamination of ground water will occur before the cemetery may come into operation;</p> |

7. Die eienaar sal voldoen aan toepaslike omgewingswetgewing alvorens enige geboue opgerig mag word en/of die gebruik van die eiendom vir "Inrigtingsdoeleindes" gebruik mag word soos beoog in die bogeneomde voorwaardes. Verder sal die eienaars verseker dat die voorgestelde begraaftaas geen negatiewe impak op die omgewing het nie;
8. Die eienaars sal 'n Terreinontwikkelingsplan vir goedkeuring by die plaaslike munisipaliteit indien alvorens enige gebouplanne ingedien word vir goedkeuring, of enige grondgebruik uitgeoefen word;
9. Onderhewig aan die vereistes van Klousules 21 en 22 van die skema, mag die munisipaliteit toestemming verleen dat die eiendom gebruik word vir ander doeleindes soos uiteengesit onder Kolomme 4 en 5 van Tabel "A" van die skema.
- The owner shall comply with applicable environmental legislation prior to the erection of any building and/or use of the property for "institutional" purposes as contemplated in the above mentioned conditions. Furthermore, the owners shall ensure that the proposed cemetery cause no negative impact on the environment.
- The owner shall submit a Site Development Plan for approval of the local municipality prior to any building plans being submitted for approval, or any land use being executed;
- Subject to provisions of Clauses 21 and 22 of the scheme, the municipality may consent to the property also being used for other purposes as set out under Columns 4 and 5 of Table "A" of the scheme.