

NOTICE 93 OF 2014**MOGALAKWENA MUNICIPALITY****APPROVAL OF AMENDMENT OF TOWN PLANNING SCHEME : GREATER POTGIETERSRUS AMENDMENT SCHEME 326**

Notice is hereby given in terms of section 57(1)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986) that the Mogalakwena Municipality has approved the amendment of the Greater Potgietersrus Town Planning Scheme, 1997 by the rezoning of the remaining extent of erf 76 Piet Potgietersrust (Mokopane) from "Residential 1" to "Special" for a guest house subject to the following conditions:

- i) a written submission regarding the handling of storm water from and / or onto adjacent erven be submitted;
- ii) the necessary documentation, map 3's and clauses be submitted within 30 days of the approval;
- iii) one parking space per bedroom suite plus 6 per 100 m² public room area be provided;
- iv) the maximum coverage must remain 50% unless relaxed;
- v) access be paved up to street level;
- vi) no parking or access to parking be allowed on the sidewalks;
- vii) that loading and off loading facilities be accommodated on the erf;
- viii) site development plans with special reference to access and parking, to the satisfaction of Mogalakwena Municipality, be submitted simultaneously with the rezoning application;
- ix) the amenity of the area may in the opinion of Mogalakwena Municipality, not be prejudiced;
- x) no title conditions be transgressed;
- xi) the fire safety plans be submitted to Mogalakwena Municipality;
- xii) the primary use of the remaining extent of erf 76 remains residential;
- xiii) a logo, notice or sign indicating the name of the facility may be displayed on the said erf : provided that such logo, notice or sign shall not exceed 600mm by 450mm in size;
- xiv) the said dwelling house or dwelling unit shall be inhabited by the owner on a permanent basis and the essential nature and function of the said dwelling house or dwelling unit shall be preserved at all times.
- xv) energy efficient equipments and appliances be used in all new developments as well as upgrading of existing developments.

A copy of the Map 3 and the Scheme Clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Deputy Director-General : Local Government and Housing, Polokwane and the manager : corporate support services, Mokopane.

This amendment is known as Greater Potgietersrus Amendment Scheme 326 and comes into force from date of publication of this notice.

S W KEKANA
MUNICIPAL MANAGER

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0600

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