



THE PROVINCE OF MPUMALANGA  
DIE PROVINSIE MPUMALANGA

## Provincial Gazette Provinsiale Koerant

*(Registered as a newspaper) • (As 'n nuusblad geregistreer)*

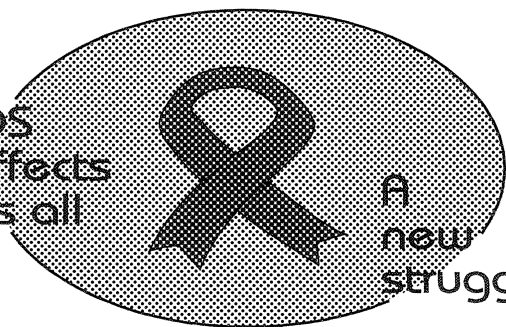
Vol. 20

NELSPRUIT, 4 OCTOBER 2013  
OKTOBER

No. 2217

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

AIDS  
affects  
us all



A  
new  
struggle

Prevention is the cure

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

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**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>GENERAL NOTICES • ALGEMENE KENNISGEWINGS</b>			
327	Town-planning and Townships Ordinance (15/1986): White River Amendment Scheme 335 .....	8	2217
327	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Witrivier-wysigingskema 335 .....	8	2217
328	Town-planning and Townships Ordinance (15/1986): Standerton Amendment Scheme 197 .....	9	2217
328	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Standerton-wysigingskema 197 .....	9	2217
330	Town-planning and Townships Ordinance (15/1986): Emalahleni Amendment Scheme 1701 .....	10	2217
330	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Emalahleni-wysigingskema 1701 .....	11	2217
334	Town-planning and Townships Ordinance (15/1986): Emalahleni Amendment Scheme 1704 .....	12	2217
334	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Emalahleni-wysigingskema 1704 .....	12	2217
335	Town-planning and Townships Ordinance (15/1986): Secunda Extension 67 .....	13	2217
335	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Secunda-uitbreiding 67 .....	13	2217
336	Town-planning and Townships Ordinance (15/1986): Portion 10 of Erf No. 1522, West Acres Ext 13 .....	14	2217
336	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Gedeelte 10 van Erf No. 1522, West Acres-uitbreiding 13 ...	14	2217
337	Town-planning and Townships Ordinance (15/1986): Greater Malelane Amendment Scheme 220 .....	14	2217
337	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Groter Malelane-wysigingskema 220 .....	14	2217
338	Town-planning and Townships Ordinance (15/1986): Delmas Extension 30 .....	15	2217
338	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Delmas-uitbreiding 30 .....	16	2217
339	Development Facilitation Act (67/1995): MDT15/12/10/01/Jabulani Agri-Village .....	17	2217
341	Town-planning and Townships Ordinance (15/1986): Emalahleni Amendment Scheme 1706 .....	22	2217
341	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Emalahleni-wysigingskema 1706 .....	22	2217
342	Mpumalanga Gambling Act, 1995: Application for a transfer of a bookmaker's licence .....	23	2217
343	do.: do .....	24	2217
<b>LOCAL AUTHORITY NOTICES • PLAASLIKE BESTUURSKENNISGEWINGS</b>			
165	Town-planning and Townships Ordinance (15/1986): Thaba Chweu Local Municipality: Lydenburg Extension 105....	25	2217
166	do.: do.: Lydenburg Amendment Scheme 338/95 .....	29	2217
167	Local Government: Municipal Property Rates Act, 2004: Public notice calling for inspection of tenth Supplementary Valuation Roll and Lodging of objections (Valuation Roll period 2009-2014) .....	30	2217
168	Town-planning and Townships Ordinance (15/1986): eMalahleni Local Municipality: Establishment of township: Del Judo Extension 32 .....	31	2217
169	do.: do.: Approval of eMalahleni Amendment Scheme 1578 .....	35	2217

# IMPORTANT NOTICE

The  
**Mpumalanga Province Provincial Gazette** Function  
will be transferred to the  
**Government Printer** in Pretoria  
as from 1 April 2005

**NEW PARTICULARS ARE AS FOLLOWS:**

**Physical address:**

Government Printing Works  
149 Bosman Street  
Pretoria

**Postal address:**

Private Bag X85  
Pretoria  
0001

**New contact person:** Vino Thaver Tel.: (012) 334-4687

**Fax number:** (012) 323-8805

**E-mail address:** vino.thaver@gpw.gov.za

**Contact person for subscribers:**

Mrs J. Wehmeyer Tel.: (012) 334-4753  
Fax.: (012) 323-9574

This phase-in period is to commence from **18 March 2005** (suggest date of advert) and notice comes into operation as from **1 April 2005**.

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*In future, adverts have to be paid in advance  
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Advertising Manager

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT THE CORRECT AMOUNT IS PAID AT THE CASHIER OR DEPOSITED INTO THE GOVERNMENT PRINTING WORKS BANK ACCOUNT AND ALSO THAT THE REQUISITION/COVERING LETTER TOGETHER WITH THE ADVERTISEMENTS AND THE PROOF OF DEPOSIT REACHES THE GOVERNMENT PRINTING WORKS IN TIME FOR INSERTION IN THE PROVINCIAL GAZETTE.

**No ADVERTISEMENTS WILL BE PLACED WITHOUT PRIOR PROOF OF PRE-PAYMENT.**

$\frac{1}{4}$  page **R 257.15**

Letter Type: Arial Size: 10

Line Spacing: At:  
Exactly 11pt

**TAKE NOTE OF  
THE NEW TARIFFS  
WHICH ARE  
APPLICABLE  
FROM THE 1ST OF  
MAY 2013**

$\frac{1}{2}$  page **R 514.30**

Letter Type: Arial Size: 10

Line Spacing: At:  
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$\frac{3}{4}$  page **R 771.45**

Letter Type: Arial Size: 10

Line Spacing: At:  
Exactly 11pt

Full page **R 1 028,50**

Letter Type: Arial Size: 10

Line Spacing: At:  
Exactly 11pt

**SUBSCRIPTION: R 212,00 PER YEAR / R 1 028,50 PER PAGE = 25CM**



REPUBLIC  
OF  
SOUTH AFRICA

## LIST OF FIXED TARIFF RATES AND CONDITIONS

### FOR PUBLICATION OF LEGAL NOTICES IN THE *MPUMALANGA PROVINCE* *PROVINCIAL GAZETTE*

**COMMENCEMENT: 1 MAY 2013**

## CONDITIONS FOR PUBLICATION OF NOTICES

### CLOSING TIMES FOR THE ACCEPTANCE OF NOTICES

1. (1) The *Mpumalanga Province Provincial Gazette* is published every week on Friday, and the closing time for the acceptance of notices which have to appear in the *Mpumalanga Province Provincial Gazette* on any particular Friday, is **15:00 two weeks prior to the publication date**. Should any Friday coincide with a public holiday, the publication date remains unchanged. However, the closing date for acceptance of advertisements moves backwards accordingly, in order to allow for ten working days prior to the publication date.
- (2) The date for the publication of a **separate** *Mpumalanga Province Provincial Gazette* is negotiable.
2. (1) Copy of notices received **after closing time** will be held over for publication in the next *Mpumalanga Province Provincial Gazette*.
- (2) Amendment or changes in copy of notices cannot be undertaken unless instructions are received **before 10:00 on Thursdays**.
- (3) Copy of notices for publication or amendments of original copy can not be accepted over the telephone and must be brought about by letter, by fax or by hand. The Government Printer will not be liable for any amendments done erroneously.
- (4) In the case of cancellations a refund of the cost of a notice will be considered only if the instruction to cancel has been received on or before the stipulated closing time as indicated in paragraph 2 (2).

### APPROVAL OF NOTICES

3. In the event where a cheque, submitted by an advertiser to the Government Printer as payment, is dishonoured, then the Government Printer reserves the right to refuse such client further access to the *Mpumalanga Province Provincial Gazette* until all outstanding debts to the Government Printer is settled in full.

### THE GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

4. The Government Printer will assume no liability in respect of—
  - (1) any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
  - (2) erroneous classification of a notice, or the placement of such notice in any section or under any heading other than the section or heading stipulated by the advertiser;

- (3) any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.

#### **LIABILITY OF ADVERTISER**

5. Advertisers will be held liable for any compensation and costs arising from any action which may be instituted against the Government Printer in consequence of the publication of any notice.

#### **COPY**

6. Copy of notices must be typed on one side of the paper only and may not constitute part of any covering letter or document.
7. At the top of any copy, and set well apart from the notice, the following must be stated:

Where applicable

- (1) The heading under which the notice is to appear.
- (2) The cost of publication applicable to the notice, in accordance with the "Word Count Table".

#### **PAYMENT OF COST**

9. **With effect from 1 April 2005 no notice will be accepted for publication unless the cost of the insertion(s) is prepaid in CASH or by CHEQUE or POSTAL ORDERS. It can be arranged that money can be paid into the banking account of the Government Printer, in which case the deposit slip accompanies the advertisement before publication thereof.**
10. (1) The cost of a notice must be calculated by the advertiser in accordance with the word count table.
- (2) Where there is any doubt about the cost of publication of a notice, and in the case of copy, an enquiry, accompanied by the relevant copy, should be addressed to the **Advertising Section, Government Printing Works, Private Bag X85, Pretoria, 0001 [Fax: (012) 323-8805], before publication.**
11. Overpayment resulting from miscalculation on the part of the advertiser of the cost of publication of a notice will not be refunded, unless the advertiser furnishes adequate reasons why such miscalculation occurred. In the event of underpayments, the difference will be recovered from the advertiser, and the notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or by cheque or postal orders, or into the banking account.

12. *In the event of a notice being cancelled, a refund will be made only if no cost regarding the placing of the notice has been incurred by the Government Printing Works.*
13. The Government Printer reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the Word Count Table, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

#### **PROOF OF PUBLICATION**

14. **Copies of the *Mpumalanga Province Provincial Gazette* which may be required as proof of publication, may be ordered from the Government Printer at the ruling price.** The Government Printer will assume no liability for any failure to post such *Mpumalanga Province Provincial Gazette(s)* or for any delay in despatching it/them.

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#### ***Enquiries:***

Mrs. L. Fourie	Tel.: (012) 334-4686
Mrs. H. Wolmarans	Tel.: (012) 334-4591

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## GENERAL NOTICES • ALGEMENE KENNISGEWINGS

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### NOTICE 327 OF 2013

NOTICE OF APPLICATION FOR THE AMENDMENT OF A TOWN PLANNING SCHEME IN TERMS OF SECTION 56(1)(b)(i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).

#### WHITE RIVER AMENDMENT SCHEME 355

We, Eliakim Development Projects, represented by Ms H Meintjes, being the authorised agent of the owners of Erf 1134, White River Extension 1, hereby gives notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) that we have applied to Mbombela Local Municipality for the amendment of the Town Planning Scheme known as the White River Town Planning Scheme, 1984, for the rezoning of the property described above, situated on the corner of Van Riebeeck and Charles Nel Streets, White River from "Residential 1" with a density of one dwelling per erf to "Residential 1" with a density of one dwelling per 700 m<sup>2</sup> as described in annexure 235.

Particulars of this application will lie for inspection during normal office hours at the office of the Senior Manager, Urban and Rural Management, Planning and Economic Development, Room 205, Mbombela Local Municipality, Nel Street, Nelspruit, 1200, for the period of 28 days from 27 September 2013.

Objections to or representation in respect of the application must be lodged with or made in writing and in duplicate to the Senior Manager, Urban and Rural Management Planning and Economic Development at the above address or at P O Box 45, Nelspruit, 1200 within a period of 28 days from 27 September 2013 (no later than 25 October 2013).

Address of applicant: Eliakim Development Project, PO Box 12271, Nelspruit, 1200. Tel: 082 8711 990.

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### KENNISGEWING 327 VAN 2013

KENNISGEWING VAN AANSOEK OM WYSIGING VAN 'N DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONANSIE 15 VAN 1986).

#### WITRIVIER WYSIGINGSKEMA 355

Ons, Eliakim Ontwikkelings Projekte, verteenwoordig deur Me H Meintjes, synde die gemagtigde agent van die eienaars van Erf 1134, Witrivier Uitbreiding 1, gee hiermee ingevolge Artikel 56(1)(b)(i) van die Ordonansie op Dorpsbeplanning en Dorpe, 1986 (Ordonansie 15 van 1986), kennis dat ons by Mbombela Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema, bekend as die Witrivier Dorpsbeplanningskema 1984, vir die hersonering van Erf 1134, Witrivier Uitbreiding 1, geleë op die hoek van Van Riebeeck en Charles Nelstrate, Witrivier, vanaf "Residensieël 1" met 'n digtheid van een woonhuis per erf na "Residensieël 1" met 'n digtheid van een woonhuis per 700 m<sup>2</sup>, soos omskryf in bylae 235.

Besonderhede van bogenoemde aansoek lê ter insae gedurende gewone kantoorure by die Hoofbestuurder, Stedelike and Landelike Bestuur, Beplanning en Ekonomiese Ontwikkeling, Kamer 205, Mbombela Plaaslike Munisipaliteit: Nelstraat, Nelspruit, 1200, vir 'n tydperk van 28 dae vanaf 27 September 2013.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 27 September 2013 (nie later as 25 Oktober 2013) skriftelik en in tweevoud by die Hoofbestuurder, Stedelike and Landelike Bestuur, Beplanning en Ekonomiese Ontwikkeling by die bovermelde adres of aan die Hoofbestuurder, Stedelike and Landelike Bestuur, Beplanning en Ekonomiese Ontwikkeling, Mbombela Plaaslike Munisipaliteit, Posbus 45, Nelspruit 1200 ingedien of gerig word.

Adres van applikant: Eliakim Ontwikkelings Projekte, Posbus 12271, Nelspruit 1200. Tel: 082 8711 990.

27-04



**NOTICE 328 OF 2013**

NOTICE OF APPLICATION FOR AMENDMENT OF THE STANDERTON TOWN PLANNING SCHEME, 1995, IN TERMS OF SECTION 56 (1)(b)(i) OF THE TOWNPLANNING AND TOWNSHIPS ORDINANCE, 1986

**STANDERTON AMENDMENT SCHEME 197**

I, Karl Wilhelm Rost, Pr. Pln, of Townscape Planning Solutions, being the authorised agent of the owners of Erf 279, Stanfield Hill and Portion 131 of the Farm Grootverlangen no. 409, Registration Division I.S., province Mpumalanga, hereby give notice in terms of section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986, that I have applied to the Lekwa Local Municipality for the amendment of the town planning scheme known as the Standerton Town Planning Scheme 1995 by the rezoning of the erven described above, situated at the corner of Langebaan Street (R50) and Viking Avenue from "Industrial 1" to "Industrial 2".

Particulars of the application will lay for inspection during normal office hours at the offices of the Lekwa Council, on the corner of Mbonani Mayisela and Dr. Beyers Naude Street, Standerton, for a period of 28 days from 27 September 2013.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at P.O Box 66, Standerton, 2430 within a period of 28 days from 27 September 2013.

Address of applicant: Townscape Planning Solutions, P.O. Box 4708, Middelburg, 1050, Phone: 082 662 1105, Fax: 086 693 9341

Our ref: P12315 ProvGazette

**KENNISGEWING 328 VAN 2013**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE STANDERTON DORPBEPLANNINGSKEMA, 1995, INGEVOLGE INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986

**STANDERTON WYSIGINGSKEMA 197**

Ek, Karl Wilhelm Rost, Pr. Pln, van Townscape Planning Solutions, synde die gemagtigde agent van die eienaars van Erf 279, Stanfield Hill en Gedeelte 131 van die Plaas Grootverlangen no. 409, Registrasie Afdeling I.S., provinsie Mpumalanga, gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die Lekwa Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpbeplanningskema, bekend as die Standerton Dorpbeplanningskema 1995, deur die hersonering van die eiendomme hierbo beskryf, geleë op die hoek van Langebaan Straat (R50) en Viking Laan, van "Nywerheid 1" na "Nywerheid 2".

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Lekwa Plaaslike Munisipaliteit, op die hoek van Mbonani Mayisela en Dr. Beyers Naude Straat, Standerton, vir 'n tydperk van 28 dae vanaf 27 September 2013.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 27 September 2013 skriftelik tot die Munisipale Bestuurder, Lekwa Munisipaliteit, by bovermelde adres of by Posbus 66, Standerton, 2430 ingedien of gerig word.

Adres van applikant: Townscape Planning Solutions, Posbus 4708, Middelburg, 1050, Tel: 082 662 1105, Faks: 086 693 9341

Ons verwysing: P12315 ProvGazette

27-04

**NOTICE 330 OF 2013****NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF  
SECTION 56(1)(b)(i) OF  
THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986****EMALAHLENI AMENDMENT SCHEME 1701**

I, Eben van Wyk, being the authorized agent of the owner of Erf 2329 Modelpark Extension 22, Erf 2403, Modelpark Extension 24 and Erf 2434, Modelpark Extension 25 hereby give notice in terms of section 56(1)(b)(i) of the Town-planning and Townships Ordinance, 1986, that I have applied to the Emalahleni Local Municipal Council for the amendment of the town-planning scheme known as Emalahleni Land Use Scheme, 2010 by the rezoning of the property described above, situated at Kareedouw, Knysna and De Doorns Streets, Modelpark.

from "Public Park"	to "Residential 1 with a density of one house/dwelling per 500m <sup>2</sup> "
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Particulars of the application will lie for inspection during normal office hours at the office of The Chief Town Planner, Civic Centre, President Avenue, Emalahleni for a period of 28 days from 27 September 2013.

Objections to or representations in respect of the application must be lodged with or made in writing to The Municipal Manager at the above address or at P O Box 3, Emalahleni 1035 within a period of 28 days from 27 September 2013.

Address of owner & applicant: Elmir Properties (Pty) Ltd. P O Box 51015 Bankenveld 1035
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**KENNISGEWING 330 VAN 2013****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986****EMALAHLENI WYSIGINGSKEMA 1701**

Ek, Eben van Wyk synde die gemagtigde agent van die eienaar van Erf 2329, Modelpark Uitbreiding 22, Erf 2403, Modelpark Uitbreiding 24 and Erf 2434, UitbreidingExtension 25, gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die Emalahleni Plaaslike Munisipale Raad aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Emalahleni Grondgebruikskema, 2013 deur die heronering van die eiendom hierbo beskryf, geleë te Kareedouw-, Knysna- en De Doornsstrate, Modelpark

van "Privaat Park"

na "Residensieel 1 met 'n digtheid van een woonhuis per 500m<sup>2</sup>"

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van Die Hoof Stadsbeplanner, Burgersentrum, Presidentlaan, Emalahleni vir 'n verdere tydperk van 28 dae vanaf 27 September 2013.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 27 September 2013 skriftelik by of tot Die Munisipale Bestuurder by bovermelde adres of by Posbus 3, Emalahleni, 1035 ingedien of gerig word.

Adres van eienaar &amp; Applikant:

Elmir Properties (Pty) Ltd.

Posbus 51015

Bankenveld

1035

27-04

**NOTICE 334 OF 2013****EMALAHLENI AMENDMENT SCHEME 1704****NOTICE OF APPLICATION FOR AMENDMENT OF THE EMALAHLENI LAND USE MANAGEMENT SCHEME, 2010 IN TERMS OF SECTION 56 (1)(b)(i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986)**

We, Rurban PlanHub Town and Regional Planners, being the authorized agent of the registered owner of Erf 42, Del Judor Township, hereby gives notice in terms of Section 56 (1)(b)(i) of the Town-Planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), that we have applied to the Emalahleni Local Municipality for the amendment of the Town-Planning Scheme known as Emalahleni Land Use Management Scheme, 2010 by the rezoning of the property described above, situated at 27 Geringer Street, Del Judor Township, from "Residential 1" to "Business 2".

Particulars of the application will lie for inspection during normal office hours at the office of the Chief Town Planner, Third Floor, Civic Centre, Mandela Avenue, eMalahleni, for a period of 28 days from 4 October 2013.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at Emalahleni Local Municipality, PO Box 3, eMalahleni, 1035, within a period of 28 days from 4 October 2013.

Address of agent: Rurban PlanHub Town and Regional Planners, P.O. Box 28709, Sunnyside, 0132, Tel: (083) 277 7347, Fax: (086) 669 7943, email: [chauke.rurban@gmail.com](mailto:chauke.rurban@gmail.com)

**KENNISGEWING 334 VAN 2013****EMALAHLENI WYSIGINGSKEMA 1704****KENNISGEWING VAN AANSOEK OM WYSIGING VAN EMALAHLENI GRONDGEBRUIKBESTUURSKEMA, 2010 INGEVOLGE ARTIKEL 56 (1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, (ORDONNANSIE NO. 15 VAN 1986)**

Ons, Rurban PlanHub Town and Regional Planners, synde die gemagtigde agent van die geregistreerde eienaar van Erf 42, Del Judor Dorpe, gee hiermee ingevolge Artikel 56 (1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), kennis dat ons by die Emalahleni Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die doepsbeplanningskema, bekend as Emalahleni Grondgebruikbestuurskema, 2010, deur die hersonering van die eiendom hierdo beskryf, geleë te Geringerstraat 27, Del Judor Dorpe, van "Residensieel 1" tot "Besigheid 2".

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Hoof Stadsbeplanner, Derdevloer, Burgersentrum, Mandelarylaan, eMalahleni, vir 'n tydperk van 28 dae vanaf 4 Oktober 2013.

Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 4 Oktober 2013 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Emalahleni Plaaslike Munisipaliteit, Posbus 3, eMalahleni, 1035, ingedien of gerig word.

Adres van agent: Rurban PlanHub Town and Regional Planners, Posbus 28709, Sunnyside, 0132, Tel: (083) 277 7347, Faks: (086) 669 7943, e-pos: [chauke.rurban@gmail.com](mailto:chauke.rurban@gmail.com)

**NOTICE 335 OF 2013****NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP:  
SECUNDA EXTENSION 67**

The Govan Mbeki Municipality received a proposal for the establishment of the proposed Secunda Extension 67 Township in terms of Section 96(1), read with Section 69 of the Town Planning and Townships Ordinance, 15 of 1986. The application documents for the proposed township (including annexures and details) are open for inspection during normal office hours at the Municipal Offices, Physical Development, Central Business Area, Norwood Street, Secunda, for a period of 28 days from 04 October 2013. (date of first publication of this notice). Objections to or representations in respect of the application must be lodged in writing and in duplicate with the Municipal Manager, Department Physical Development, Govan Mbeki Municipality, Private Bag X 1017, Secunda 2302.

Annexure:

Name of township: Secunda Extension 67.

Full name of applicant: Johan vd Westhuizen (Pr.Pl/A067/1985) of Wes Town Planners CC on behalf of Sasol Mining (Pty) Ltd.

Number of erven in proposed township: a) One(1) erf zoned "Special" for Hostels, mobile dwelling units, offices, sports and recreational facilities, places of amusement, lounges, kitchens, canteens, conference facilities, social halls, private club, utilities and other related uses that the Municipality may approve. b) One (1) erf zoned "Special" for a Private Road, access, and access control to the erven in the township. c) Two (2) erven zoned "Special" for such uses as may be approved by the Municipality by means of a "Discretionary Land Use Right Application" after determination of the mining activities on the erven and rehabilitation of the erven according to the relevant legislation.

Description of land on which township is to be established: A part of Portion 34 (a Portion of Portions 29 & 33) of the Farm Goedeheop 290, Registration Division I.S, Mpumalanga Province.

Locality of proposed township: The proposed township is located south east from the Sasol Petrochemical Plants in Secunda on the site that is commonly known as the "Twistdraai Coal Mine".

Reference number: Secunda Extension 67

Date of first publication: 04<sup>th</sup> October 2013. Date of second publication: 11<sup>th</sup> October 2013.

**KENNISGEWING 335 VAN 2013****KENNISGEWING VAN 'N AANSOEK OM STIGTING VAN DORP:  
SECUNDA UITBREIDING 67**

Die Govan Mbeki Munisipaliteit het 'n voorstel vir stigting van die voorgestelde dorp Secunda Uitbreiding 67 in terme Artikel 96(1), saamgelees met Artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), ontvang.

Die aansoek dokumente vir die voorgestelde dorp (insluitende alle bylaes en besonderhede) sal oop lê vir inspeksie gedurende gewone kantoorure by die Munisipale Kantore, Fisiese Ontwikkeling, Sentrale Besigheidsgebied, Norwoodstraat, Secunda, vir 'n tydperk van 28 dae vanaf 04 Oktober 2013. (die datum van eerste publikasie van hierdie kennisgewing).

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 04 Oktober 2013 skriftelik in tweevoud by die Munisipale Bestuurder, Privaat Sak X1017, Secunda, 2302, gepos word.

Bylae:

Naam van dorp: Secunda Uitbreiding 67.

Volle naam van aansoeker: Johan vd Westhuizen (Pr.Pl/A067/1985) van Wes Town Planners BK namens Sasol Mining (Pty) Ltd. Getal erwe in voorgestelde dorp: a) Een (1) erf "gesoneer "Spesiaal" vir hostelle, mobiele wooneenhede, kantore, sport- en ontspannings fasiliteite, vermaaklikheidsplekke, eetplekke, kombuise, kantiene, konferensie fasiliteite, sosiale klubs, utiliteitsdienste, en ander verwante gebruike as wat die Munisipaliteit mag goedkeur. b) Een (1) erf gesoneer "Spesiaal" vir privaat pad, toegang, toegangsbeheer. c) Twee (2) erwe gesoneer "Spesiaal" vir sodanige gebruike as wat die Munisipaliteit mag goedkeur by wyse van 'n Diskresionêre Grondgebruiksaansoek, nadat die mynbou aktiwiteite op die erwe gestaak is en die grond gerehabiliteer is volgens die toepaslike wetgewing.

Beskrywing van grond waarop dorp gestig gaan word: 'n Deel van Gedeelte 34 ('n Gedeelte van Gedeeltes 29 & 33) van die Plaas Goedeheop 290, Registrasie Afdeling I.S, Mpumalanga Provinsie.

Ligging van voorgestelde dorp: Die voorgestelde dorp is geleë ten suid ooste van die Sasol Petrochemiese aanlegte in Secunda, alombekend as die "Twistdraai Steenkoolmyn".

Munisipale verwysingsnommer: Secunda Uitbreiding 67.

Datum van eerste publikasie: 04 Oktober 2013. Datum van tweede publikasie: 11 Oktober 2013

**NOTICE 336 OF 2013****NOTICE**

Notice of application for the amendment of a Town Planning Scheme in terms of Section 56(1) (b)(i) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986). We, Mat-Sam Spatial Development Planners, represented by Mr FN Mathebula, being the authorised agent of the owner of Portion 10 of Erf no 1522, West Acres Ext 13, Nelspruit, hereby gives notice in terms of Section 56(1) (b)(i) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986) that we have applied to the Mbombela Local Municipality for the amendment of the Town Planning Scheme known as the Nelspruit Townplanning Scheme 1989, by the rezoning of the property described above, situated on Grosskopt Drive, Nelspruit described as follows: NELSPRUIT AMENDMENT SCHEME 1815. Portion 10 of Erf 1522, Nelspruit, from "Residential 2" to "Residential 3" for the purposes of flats and subject to the proposed development conditions described in Annexure 1922. Particulars of this application will lie for inspection during normal office hours at the office of the Secretary of the Assistant Director: Technical Services, Mbombela Local Municipality, Room 205, Second Floor, Nel Street, Nelspruit, 1200, for a period of 28 days from 13 September 2013. Objections to or representation in respect of the application must be lodged with or made in writing and in duplicate to Secretary of the Assistant Director: Technical Services, Mbombela Local Municipality at the above-mentioned address or to The Municipal Manager, Mbombela Local Municipality, PO Box 45, Nelspruit, 1200, within a period of 28 days from 13 September 2013 (no later than 11 October 2013). Address of applicant: Mat-Sam Spatial Development Planners, PO Box 671, Nelspruit, 1200.

**KENNISGEWING 336 VAN 2013****KENNISGEWING**

Kennisgewing van aansoek vir die wysiging van 'n dorpsbeplanningskema in terme van Artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986). Ons, Mat-Sam Spatial Development Planners, verteenwoordig deur Mnr FN Mathebula, synde die gemagtigde agent van die eienaar van Gedeelte 10 van Erf nr 1522, West Acres Uitbreiding 13, Nelspruit, gee hiermee in terme van Artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) kennis dat ons by die Mbombela Plaaslike Munisipaliteit vir die wysiging van die Dorpsbeplanningskema bekend as die Nelspruit Dorpsbeplanningskema 1989, deur die hersonering van die eiendom hierbo beskryf, geleë op Grosskopt Drive, Nelspruit soos volg beskryf: NELSPRUIT WYSIGINGSKEMA 1815. Gedeelte 10 van Erf 1522, Nelspruit, vanaf "Residensieel 2" na "Residensieel 3" vir die doeleindes van woonstelle en onderworpe aan die voorgestelde ontwikkelings voorwaardes in Bylae 1922. Besonderhede van hierdie aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Sekretaris van die Assistent Direkteur: Tegniese Dienste, Mbombela Plaaslike Munisipaliteit, Kamer 205, Second Vloer, Nelstraat, Nelspruit, 1200, vir 'n tydperk van 28 dae vanaf 13 September 2013. Besware teen of vertoe ten opsigte van die aansoek moet ingedien word by of skriftelik en in tweevoud by Sekretaris van die Assistent Direkteur: Tegniese Dienste, Mbombela Plaaslike Munisipaliteit, by die bogenoemde adres of na Die Munisipale Bestuurder, Mbombela Plaaslike Munisipaliteit, Posbus Posbus 45, Nelspruit, 1200, binne 'n tydperk van 28 dae vanaf 13 September 2013 (nie later nie as 11 Oktober 2013). Adres van aansoeker: Mat-Sam Ruimtelike Ontwikkeling, Posbus 671, Nelspruit, 1200.

**NOTICE 337 OF 2013****NOTICE**

Notice of application for the amendment of a Town Planning Scheme in terms of Section 56(1) (b)(i) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986). We, Mat-Sam Spatial Development Planners, represented by Mr CB Sambo, being the authorised agent of the owner of Erf no 993, Malelane Ext 13, Malelane, hereby gives notice in terms of Section 56(1) (b)(i) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986) that we have applied to the Nkomazi Local Municipality for the amendment of the Town Planning Scheme known as the Greater Malelane Townplanning Scheme 1997, by the rezoning of the property described above, situated on Nkomazi Cres, Malelane described as follows: GREATER MALELANE AMENDMENT SCHEME 220. Erf 993, Malelane, from "Residential 1" to "Residential 3" for the purposes of flats and subject to the proposed development conditions described in Annexure 12. Particulars of this application will lie for inspection during normal office hours at the office of the Director: Department of Planning and Development, Nkomazi Municipal Offices, 12 Impala Street, Malelane, 1320, for a period of 28 days from 13 September 2013. Objections to or representation in respect of the application must be lodged with or made in writing and in duplicate at the above-mentioned address or to The Director, DS Nkosi, Planning & Development, Nkomazi Local Municipality, Private Bag X101, Malelane, 1320, within a period of 28 days from 13 September 2013 (no later than 11 October 2013). Address of applicant: Mat-Sam Spatial Development Planners, P O Box 671, Nelspruit, 1200.

**KENNISGEWING 337 VAN 2013****KENNISGEWING**

Kennisgewing van aansoek vir die wysiging van 'n dorpsbeplanningskema in terme van Artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986). Ons, Mat-Sam Spatial Development Planners, verteenwoordig deur mnr CB Sambo, synde die gemagtigde agent van die eienaar van Erf nr 993, Malelane Uitbreiding 13, Malelane, gee hiermee in terme van Artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat ons aansoek gedoen het by die Nkomazi Plaaslike Munisipaliteit vir die wysiging van die Dorpsbeplanningskema bekend as die Groter Malelane Dorpsbeplanningskema 1997, deur die hersonering van die eiendom hierbo beskryf, geleë op Nkomazi Cres, Malelane soos volg beskryf: GROTER MALELANE WYSIGINGSKEMA 220. Erf 993, Malelane, van "Residensieel 1" na "Residensieel 3" vir die doeleindes van woonstelle en onderworpe aan die voorgestelde ontwikkelings voorwaardes in Bylae 12. Besonderhede van hierdie aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Direkteur: Departement Beplanning en Ontwikkeling, Nkomazi Munisipale Kantore, 12 Impalastraat, Malelane, 1320, vir 'n tydperk van 28 dae vanaf 13 September 2013. Besware teen of vertoe ten opsigte van die aansoek moet ingedien word by of skriftelik en in tweevoud by die bogenoemde adres of aan Die Direkteur, DS Nkosi, Beplanning en Ontwikkeling, Nkomazi Plaaslike Munisipaliteit, Privaatsak X101, Malelane, 1320, binne 'n tydperk van 28

**NOTICE 338 OF 2013****NOTICE OF APPLICATION FOR ESTABLISHMENT OF A TOWNSHIP:  
DELMAS EXTENSION 30**

The Victor Khanye Local Municipality hereby gives notice in terms of Section 96 (3) read with Section 69 (6) (a) of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that an application to establish the township referred to in the Annexure hereto, has been received by it.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Municipal Offices, Samuel Road, Delmas & Delmas Public Library, Sarel Cilliers Street, Delmas & Directorate Technical Services, FC Dumat Building, Office No. 28, Sarel Cilliers Street, Delmas for a period of 28 days from 4 October 2013.

Objections to or representations in respect of the application must be lodged with or made in writing and in duplicate to the Municipal Manager at the above address or at P. O. Box 6, Delmas, 2210, within a period of 28 days from 4 October 2013.

**MUNICIPAL MANAGER**

**ANNEXURE**

Name of township: **Delmas Extension 30**

Full names of applicants: Auburn Avenue Trading 82 (Pty )Ltd and M O B Vervoer cc

Number of erven in proposed township: Residential 3: 4 erven; Business 1: 1 erf; Business 2: 13 erven; Industrial 1: 20 erven; Industrial 2: 24 erven; Special: 5 erven; Parking: 2 erven; Public Open Space: 5 erven

Description of land on which township is to be established: Bultfontein 201 I. R. and Portions 1 and RE/2 of the farm Leeuwpoot 205 I. R.

Location of proposed township: Situated along the west of the P95-2 Road between the D1349 Road in the north and the N12 Motorway in the south.



**KENNISGEWING 338 VAN 2013****KENNISGEWING VAN AANSOEK OM STIGTING VAN 'N DORP:  
DELMAS UITBREIDING 30**

Die Victor Khanye Plaaslike Munisipaliteit, gee hiermee ingevolge Artikel 96 (3) gelees met Artikel 69 (6) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) kennis dat 'n aansoek om die dorp in die Bylae hierby genoem, te stig, deur hom ontvang is.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale Bestuurder, Munisipale Kantore, Samuelweg, Delmas & Delmas Openbare Biblioteek, Sarel Cilliersstraat, Delmas & Direkteur Tegnieke Dienste, FC Dumatgebou, Kantoor Nr. 28, Sarel Cilliersstraat, Delmas, vir 'n tydperk van 28 dae vanaf 4 Oktober 2013.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 4 Oktober 2013 skriftelik en in tweevoud by bovermelde adres of by Posbus 6, Delmas, 2210, ingedien of gerig word.

MUNISIPALE BESTUURDER

**BYLAE**

**Naam van dorp: Delmas Uitbreiding 30**

**Volle name van aansoekers:** Auburn Avenue Trading 82 (Edms) Bpk en M O B Vervoer kk

**Aantal erwe in voorgestelde dorp:** Residensieël 3: 4 erwe; Besigheid 1: 1 erf; Besigheid 2: 13 erwe; Nywerheid 1: 20 erwe; Nywerheid 2: 24 erwe, Spesiaal: 5 erwe; Parkering: 2 erwe; Openbare Oop Ruimte: 5 erwe

**Beskrywing van die grond waarop die dorp gestig staan te word:** Bultfontein 201 I. R. en Gedeeltes 1 en RE/2 van die plaas Leeuwpoort 205 I. R.

**Ligging van voorgestelde dorp:** Geleë langs die westekant van die P95-2 Pad tussen die D1349 Pad in die noorde en die N12 Motorweg in die suide.



**NOTICE 339 OF 2013****NOTICE OF PROCLAMATION****NOTICE IN TERMS OF SECTION 51(3) OF THE DEVELOPMENT FACILITATION ACT, 1995****MDT15/12/10/01/JABULANI AGRI-VILLAGE**

It is hereby notified that in terms of Section 51(3) of the Development Facilitation Act, 1995 (Act 67 of 1995) that the Mpumalanga Development Tribunal in terms of its decision released on 3 April 2012 approved the land development application in terms of the Development Facilitation Act, 1995 (Act 67 of 1995). The relevant conditions issued and imposed in respect of the approval land development area by the Tribunal shall come into operation on the date and publication of this notice as contemplated in Section 51(3) read with Section 51(3) of the Development Facilitation Act, 1995 (Act 67 of 1995).

The approval includes the following conditions:

**STATEMENT OF CONDITIONS UNDER WHICH THE LAND DEVELOPMENT APPLICATION BY: KEVIN NEIL KRITZINGER of PLAN-2-SURVEY AFRICA INCORPORATED, being duly authorized by MONDI LIMITED (hereby being referred to as the Land Development Applicant) HAS BEEN APPROVED BY THE MPUMALANGA DEVELOPMENT TRIBUNAL IN TERMS OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995), (HEREINAFTER REFERRED TO AS "THE DFA"), FOR THE ESTABLISHMENT OF A LAND DEVELOPMENT AREA ON THE REMAINING EXTENT OF PORTION 1 OF THE FARM THE BENDS NO. 417-IT (TO BE KNOWN AS JABULANI AGRI-VILLAGE)**

**PART I**

**1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE COMMENCEMENT OF DEVELOPMENT OF THE LAND DEVELOPMENT AREA AND REGISTRATION OF OWNERSHIP OF LAND IN THE LAND DEVELOPMENT AREA BY THE REGISTRAR OF DEEDS:**

- 1.1 For as far as this part of the Conditions of Establishment refer to the development of the property, it specifically excludes the upgrading of existing structures that already exist within the land development area.
- 1.2 The Land Development Applicant needs to ensure the following:
  - (a) The Land Development Applicant shall comply with the provisions of Section 55(a) of the Development Facilitation Act, 1995 (Act 67 of 1995) (hereinafter referred to as "*the DFA*").
  - (b) The Land Development Applicant shall comply with the provisions of Section 55(b) of the DFA.
- 1.3 The Land Development Applicant shall establish a Communal Property Association in terms of provisions of the Communal Property Association Act, 1996 (Act 28 of 1996) (hereinafter referred to as "*the CPA*"), for the purposes referred to in Clause 1.4 of Part I of these Conditions of Establishment and clauses 1.3 and 1.5 of Part II of these Conditions of Establishment.
- 1.4 The CPA shall in writing notify the Trustees of the Hans Gerken Trust and MF Gerken Plantations (Pty) Ltd (hereinafter referred to as "*the Objectors*") of its acceptance of the terms and conditions of the written agreement of settlement entered into between the Land Development Applicant and the said Objectors and also its acceptance of these Conditions of Establishment, for as far as it applies to the CPA and proof executed thereof shall be submitted to the Designated Officer.
- 1.5 A copy of the approved Plans and Diagrams contemplated in Section 55(a) of the DFA shall be submitted to the Mkhondo Local Municipality (hereinafter referred to as "*The Municipality*").
- 1.6 A copy of the approved Amendment Scheme Number 245 shall be submitted to the Designated Officer for promulgation of the approval in the Provincial Gazette in terms of Section 51(3) of the DFA. Should the phasing procedure, contemplated in 1.10 hereunder, be implemented by the Land Development Applicant, the Designated Officer shall ensure that the Amendment Scheme comes into operation on a phased

basis, i.e. by publication of a multiplicity of notices to be commensurate with the phases contemplated in 1.10 hereunder.

- 1.7 The procurement of environmental authorisation in terms of Section 24 of NEMA from the relevant competent authority and submission of proof thereof to the Designated Officer.
- 1.8 Certification of the delineation of the wetlands as per the approved Settlement Plan by an independent wetland practitioner and submission of such certification to the Designated Officer.
- 1.9 Certification by a duly qualified expert that the Land Development Applicant has complied with all relevant dam safety requirements and the submission of such certification to the Designated Officer.
- 1.10 The development of the land development area may be phased. Land portions shall become registerable by choice of the Land Development Applicant in respect of individual or multiple portions (i.e. within a specific phase), upon the issuing of the following clearances by the Designated Officer:
  - f.10.1 that the Land Development Applicant has complied with the provisions of Part I of these Conditions of Establishment; and
  - 1.10.2 that the Land Development Applicant has complied with its duties pertaining to the servicing of one or more land portion(s) of the development, *alternatively*, that the Land Development Applicant has complied with its obligations pertaining to the servicing of the land portion(s) to the satisfaction of the Municipality.

## **PART II**

### **1. CONDITIONS TO BE COMPLIED WITH IN THE ESTABLISHMENT OF THE LAND DEVELOPMENT AREA**

#### **1.1 NAME:**

The name of the land development area shall be Jabulani Agri -Village.

#### **1.2 SETTLEMENT PLAN:**

The land development area shall consist of land portions as indicated on General Plan SG No 1430/2012 of which portions of land the Surveyor General shall allocate numbers.

#### **1.3 CONDITIONS OF TITLE:**

##### **1.3.1 REGISTRATION OF NEW SERVITUDES AND TITLE CONDITIONS:**

##### **1.3.1.1 ALL PORTIONS EXCEPT FOR PORTION 256, 57, 94, 101, 102, 109, 111, 118, 119 TO 122, 123, 124 TO 131, 132, 133 AND 134:**

- (a) The owner of the land portion or any subdivision thereof shall automatically be and shall remain a member of the Communal Property Association referred to in Condition 1.3 of Part I of these conditions and shall not be entitled to transfer the land portion except with a clearance certificate from the Communal Property Association to the effect that the Articles of Association of the Communal Property Association have been complied with.
- (b) The land portion shall not be transferred to any person who has not bound himself / herself in favour of the Communal Property Association for due compliance with the rules, regulations and constitution of the Communal Property Association.

- (c) All the members of the Communal Property Association be bound to any and all of the provisions contained in the Constitution of the Communal Property Association.
- (d) The portions shall be subject to a servitude, 2m wide, for services (water, sewer, electricity and storm water) (hereinafter referred to as "the services"), in favour of the Municipality or Communal Property Association, along any two boundaries, except a boundary to a portion for right of way and, in the case of a panhandle portion, an additional servitude for service provision purposes, 2m wide, over the entrance portion of the portion, if and when required by the Municipality or Communal Property Association: Provided that the Municipality or Communal Property Association may waive any such servitude.
- (e) 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 2m from it.
- (f) The local authority or Communal Property Association shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary and furthermore the Municipality or Communal Property Association shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality or Communal Property Association shall make good any damage caused during the laying, maintenance or removal of such services and other works.

#### 1.3.1.2 PORTION 121:

This portion shall be subject to a general right-of-way servitude, for access purposes in favour of all other land portions within the land development area.

#### 1.3.1.3 PORTION 122:

This portion shall be subject to a general right-of-way servitude, access control, conveyance of engineering services, and maintenance of services and refuse removal in favour of all land portions comprising the land development area.

#### 1.3.1.4 REMAINDER OF THE FARM THE BENDS NO 417-IT:

This land portion shall be subject to 20 metre wide right of way servitude to be registered by the Applicant, at its own costs, in favour of all the portions with the land development area, for access and other related purposes. The position of the aforesaid right of way servitude shall follow the alignment as depicted on the Right of Way Servitude Diagram SG No 1429/2012.

### 1.4 ENGINEERING SERVICES:

The Municipality shall not permit occupation of any new buildings or improvements to be constructed on the land development area as contemplated in Section 14 of the National Building Regulations and Building Standards Act (Act 103 of 1977), before the Land Development Applicant has complied with the following to the satisfaction of the said Municipality:

- 1.4.1 Installation of all services infrastructure as per the engineering Services Agreement to the reasonable satisfaction of the Municipality.
- 1.4.2 Due compliance with all provisions of the National Water Act of 1998, with specific reference to the obtaining of all water use licenses and permits required in respect of all water uses (as contemplated in Section 21 of the aforesaid Act) to be exercised on the property.

**1.5 OWNERSHIP:**

- 1.5.1 The Land Development Applicant shall properly and legally constitute a Communal Property Association as provided for in clause 1.3 of Part I above.
- 1.5.2 Every owner of a land portion in the development, save for those portions referred to at 1.3.1.1 above, shall become a member of the Communal Property Association upon transfer of the land portion.
- 1.5.3 The Communal Property Association shall have the legal power to levy from each and every member the costs incurred in the fulfilment of its functions and shall have legal recourse to recover such fees and costs in the event of a default in payment by any member.
- 1.5.4 The Communal Property Association shall have the right to construct and maintain over the servitude area, any construction equipment, security system, electric fence, lighting systems, electronic surveillance systems, and / or communication system or anything related or ancillary thereto. In this regard it is recorded that the said company shall at all times be entitled to bring upon the servitude area by means of its officials, agents, contractors, workmen and servants all such machinery, equipment and materials as, in the opinion of the company or its authorised representatives may be necessary or desirable for the construction or maintenance of systems installed or to be installed or for inspecting, maintaining or replacing the same from time to time, and the company shall be entitled to permit the use of the areas as a right-of-way for access purposes, by such persons as in its direction may be considered necessary.
- 1.5.5 The Communal Property Association shall comply with all other obligations bestowed upon it in terms of the Settlement Agreement entered into between the Land Development Applicant and Objectors.
- 1.5.6 The Communal Property Association shall ensure strict compliance by the property owners with all provisions of the Amendment Scheme with specific reference, but not limited to, the land use controls (coverage, number of families and structures, etc), actual use, requirements pertaining to stability and foundations and the like.

**1.5.7 PORTION 133:**

This portion shall be transferred and registered in the name of the Communal Property Association.

**1.5.8 PORTIONS 109 AND 134:**

These portions shall be transferred and registered in the name of the Municipality.

**1.6 BUILDING PLANS:**

The provisions of the National Building Regulations, as per the National Building Regulations and Building Standards Act (Act 103 of 1977), shall apply, with specific reference to the approval of building plans and the issuing of occupancy certificates by the Municipality.

**1.7 GEO-TECHNICAL:**

The Land Development Applicant shall comply with the recommendations contained in the Geo-technical Report and will ensure that, in its design and installation of services and all structures, due regard be had to all geotechnical conditions and sustainable hydrological practices.

**1.8 ENVIRONMENTAL:**

The Land Development Applicant shall comply with the mitigating measures as contemplated in the environmental authorization in the Environmental Management Plan.

The relevant approved documents in respect of the land development are kept at the office of the Designated Officer as well as the Land Development Applicant.

You may contact the Designated Officer / Registrar Ms Refilwe Motaung if you have any queries at 18 Jones Street, Nelspruit, Mpumalanga, Tel 076 502 3700, or email [motaung@mpg.gov.za](mailto:motaung@mpg.gov.za), or the land development applicant: Plan-2-Survey Africa Incorporated, PO Box 478, Sonpark, 1206, Tel: (013) 741 1060, Fax: (013) 741 3752, email: [plan2survey@telkomsa.net](mailto:plan2survey@telkomsa.net)

Refilwe Motaung: Registrar  
Mpumalanga Development Tribunal  
Reference MDT15/12/10/01/JABULANI AGRI-VILLAGE

**NOTICE 341 OF 2013**

NOTICE OF APPLICATION FOR AMENDMENT OF THE EMALAHLENI LAND USE MANAGEMENT SCHEME 2010 IN TERMS OF SECTION 56 (1)(b)(i) OF THE TOWNPLANNING AND TOWNSHIPS ORDINANCE, 1986

**EMALAHLENI AMENDMENT SCHEME 1706**

I, Laurette Swarts Pr. Pln of Korsman & Associates being the authorised agent of the owner of Erf 2813 Benfleur Extension 14 Township, Registration Division J.S., Province Mpumalanga, hereby give notice in terms of section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986, that I have applied to the Emalahleni Local Municipality for the amendment of the town planning scheme known as the Emalahleni Land Use Management Scheme 2010 by the rezoning of the erf described above, situated adjacent Da Vinci Avenue from "Residential 2" to "Residential 4". Particulars of the application will lay for inspection during normal office hours at the office of the Chief Town Planner, third Floor, Civic Centre, Mandela Avenue, Emalahleni, for a period of 28 days from

**4 October 2013.** Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at P.O Box 3, Emalahleni, 1035 within a period of 28 days from **4 October 2013.**

Address of applicant: Korsman & Associates, Private Bag X7294, Suite 295, Witbank, 1035, Phone: 013-650 0408, Fax: 086 663 6326, Email [admin@korsman.co.za](mailto:admin@korsman.co.za)

Our ref: R1317-ProvGazette

**KENNISGEWING 341 VAN 2013**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE EMALAHLENI GRONDGEBRUIKBESTUURSKEMA, 2010 INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986

**EMALAHLENI WYSIGINGSKEMA 1706**

Ek, Laurette Swarts Pr. Pln van Korsman & Venote synde die gemagtigde agent van die eienaar van Erf 2813 Benfleur Uitbreiding 14 Dorpsgebied, Registrasie Afdeling J.S., Provinsie Mpumalanga gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die Emalahleni Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema, bekend as die Emalahleni Grondgebruikbestuurskema 2010 deur die hersonering van die eiendom hierbo beskryf, geleë te Da Vincilaan, van "Residensieel 2" na "Residensieel 4". Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Hoof Stadsbeplanner, Derdevloer, Burgersentrum, Mandelarylaan, Emalahleni, vir 'n tydperk van 28 dae vanaf **4 Oktober 2013**. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **4 Oktober 2013** skriftelik tot die munisipale Bestuurder by bovermelde adres of by Posbus 3, Emalahleni, 1035 ingedien of gerig word.

Adres van applikant: Korsman & Venote, Privaatsak X7294, Suite 295, Witbank, 1035, Tel: 013-650 0408 Faks: 086 663 6326, E-pos [admin@korsman.co.za](mailto:admin@korsman.co.za)

Ons verwysing: R1317-ProvGazette

**NOTICE 342 OF 2013**  
**MPUMALANGA GAMBLING ACT, 1995**  
**APPLICATION FOR A TRANSFER OF A BOOKMAKER'S LICENCE**

Notice is hereby given that Bettagaming South Africa (Mpumalanga) (Pty) Ltd at Shop Number 10, Witbank Medical Centre, Corner Walter Sisulu and Diederich Street, eMalahleni, Mpumalanga, intends submitting an application to the Mpumalanga Gambling Board to take transfer of a bookmaker's licence from Bettagaming US (Pty) Ltd to Bettagaming South Africa (Mpumalanga) (Pty) Ltd at Shop Number 10, Witbank Medical Centre, Corner Walter Sisulu and Diederich Street, eMalahleni, Mpumalanga. The application will be open to public inspection at the offices of the Board from 7 October 2013.

Please note that this application will lie for public viewing for 30 days from the 7<sup>th</sup> of October 2013 at the offices of the Mpumalanga Gambling Board, First Avenue, White River, Mpumalanga Province between 08h30 – 16h30.

Persons wishing to make objections or comments on this application shall do so in writing to the Board within 30 days from the 7<sup>th</sup> of October 2013. Written objections should be lodged with the Chief Executive Officer of the Mpumalanga Gambling Board, Mr. Bheki Mlambo, Mpumalanga Gambling Board, Private Bag x9908, White River, 1240. Any person submitting representations should state in such representation whether or not they wish to make oral representations at the hearing of the application.

**NOTICE 343 OF 2013****MPUMALANGA GAMBLING ACT, 1995****APPLICATION FOR A TRANSFER OF A BOOKMAKER'S LICENCE**

Notice is hereby given that Bettagaming Mpumalanga 2 (Pty) Ltd at Shop 56 & 57, Emba Shopping Centre, Cnr Mbalenhle Avenue & Emba Main Road, Erf 2535, Embalenhle, intends submitting an application to the Mpumalanga Gambling Board to take transfer of a bookmaker's licence from Bettagaming Mpumalanga (Pty) Ltd to Bettagaming Mpumalanga 2 (Pty) Ltd at Shop 56 & 57, Emba Shopping Centre, Cnr Mbalenhle Avenue & Emba Main Road, Erf 2535, Embalenhle. The application will be open to public inspection at the offices of the Board from 7 October 2013.

Please note that this application will lie for public viewing for 30 days from the 7<sup>th</sup> of October 2013 at the offices of the Mpumalanga Gambling Board, First Avenue, White River, Mpumalanga Province between 08h30 – 16h30.

Persons wishing to make objections or comments on this application shall do so in writing to the Board within 30 days from the 7<sup>th</sup> of October 2013. Written objections should be lodged with the Chief Executive Officer of the Mpumalanga Gambling Board, Mr. Bheki Mlambo, Mpumalanga Gambling Board, Private Bag x9908, White River, 1240. Any person submitting representations should state in such representation whether or not they wish to make oral representations at the hearing of the application.



## LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS

### LOCAL AUTHORITY NOTICE 165

#### LYDENBURG EXTENSION 105

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY BARKO DEVELOPMENTS (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP PORTION 143 OF THE FARM TOWNLANDS 31 REGISTRATION DIVISION JT, HAS BEEN GRANTED**

#### 1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be LYDENBURG EXTENSION 105.

(2) LAYOUT/DESIGN

The township shall consist of erven and streets as indicated on General Plan No 753/2012.

(3) RECEIPT AND DISPOSAL OF STORMWATER

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

(a) the township owner shall submit for the Thaba Chweu Municipality's approval a detailed scheme complete with plans, sections and specifications prepared by a civil engineer who is a member of SAACE for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing channeling of the streets therein together with the provisions of retaining walls as may be considered necessary by the Thaba Chweu Municipality.

(b) Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

(c) The township owner shall carry out the approved scheme at its own expense on behalf and to the satisfaction of the Thaba Chweu Municipality under the supervision of a civil engineer who is a member of SAACE.

(d) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the Thaba Chweu Municipality until the streets have been constructed.

(4) REMOVAL AND/OR REPLACEMENT OF MUNICIPAL SERVICES

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

(5) REMOVAL OF LITTER

The township owners shall at his own expense have all litter within the township area removed to the satisfaction of the Thaba Chweu Municipality.

(6) REMOVAL AND/OR REPLACEMENT OF ESKOM SERVICES

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

(7) REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

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

(8) OBLIGATIONS IN REGARDS TO ESSENTIAL SERVICES AND THE RESTRICTION ON THE DISPOSAL OF ERVEN

No erven shall be disposed of or transferred in the name of the buyer before the Thaba Chweu Municipality, Lydenburg Administrative Unit confirmed that the essential services have been installed, and bulk capacity is available.

(9) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following rights which will not be transferred onto the erven in the township, due to its situation; –

A. Die voormalige Gedeelte 39 van die gemelde plaas THE TOWNLANDS OF LYDENBURG (waarvan die eiendom hieronder getranspoteer 'n gedeelte vorm is ONDERHEWIG aan die volgende voorwaardes:

(a) "SUBJECT" to the provisions of certain Contract entered into the 24<sup>th</sup> May 1893, between the Government of the Transvaal and certain PHILLIPUS JEREMIAS COETSER, as owners of Portion of the farm STERKSPRUIT No 33 district Lydenburg, relative to a water furrow leading from the said farm STERKSPRUIT to the Town of Lydenburg, which Contract is registered in the Deeds Office, Pretoria under No 614/1896.

(b) ENTITLED to certain rights of water furrow pipeline and aqueduct over certain portions of the farm STERKSPRUIT 33 district Lydenburg as will more fully appear from Notarial Deed 1771/1934S registered on 1 April 1934.

B. Die voormalige Resterende Gedeelte van Gedeelte 39 van die gemelde plaas TOWNLANDS OF LYDENBURG (waarvan die eiendom hiermee getranspoteer 'n gedeelte vorm) is GEREGETIG tot die volgende:

"By Notarial Deed 487/53S within property has been granted a servitude of pipeline, waterfurrow and other rights more fully described by the letters A B X on diagram annexed to the said Notarial Deed over Portion 57 ( a portion of portion 1 called MARMER of Portion N of portion) the Remaining Extent of Portion 1 called MARMER of Portion N and portion N of portion STERKSPRUIT 33, district Lydenburg"

C. Die voormalige Resterende Gedeelte van Gedeelte 39 van die gemelde plaas THE TOWNLANDS OF LYDENBURG (waarvan die eiendom hiermee getranspoteer 'n gedeelte vorm) is onderhewig aan die volgende voorwaarde:

Kragtens Notariële Akte K840/1963S is die reg aan ESKOM verleen om elektrisiteit aan die hieringemelde eiendom te voervoer tesame met die oprigting van 'n transformator gebou met bykomende regte en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Akte.

D. Die voormalige Resterende Gedeelte van Gedeelte 39 vande gemelde plaas THE TOWNLANDS OF LYDENBURG (waarvan die eiendom hiermee getranspoteer 'n gedeelte vorm) is onderhewig aan die volgende voorwaardes:

(a) Kragtens Notariële Akte K1331/1976S is die reg een ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, (tesame met bykomende regte en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Akte,

(b) Kragtens Notariële Akte K2341/1967S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Akte.

(c) Kragtens Notariële Akte K2343/1976S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Akte.

E. Die voormalige Resterende Gedeelte van Gedeelte 39 van die gemelde plaas TOWNLANDS OF LYDENBURG, groot 6224,9541 Hektaar (waarvan die eiendom hiermee getranspoteer 'n gedeelte vorm) is onderhewig aan die voorbehoud van alle Minerale Regte ten gunste van die Stadsraad van Lydenburg, soos sal blyk uit Sertifikaat van Minerale Regte K858/85 R.M.

F. *Die voormalige Resterende Gedeelte van Gedeelte 39 van die gemelde plaas TOWNLANDS OF LYDENBURG, groot 6074,5460 Hektaar (waarvan die eiendom hiermee getranspoteer 'n gedeelte vorm) is onderhewig aan 'n Servituut om 'n televisiebereikaanvuller op te rig en te gebruik, groot 222 Vierkante Meter, aangedui deur figuur A B C D A op kaart LG A7531/86 ten gunste van Suid-Afrikaanse Uitsaaikorporasie soos sal blyk uit Notariële Akte K2826/87S.*

G.

- (a) *Subject to the perpetual right to lay and maintain a line of pipes and right to water in favour of the Government, for Railway Purposes, as will more fully appear from Notarial Deed No 999/1919S registered on the 10<sup>th</sup> December 1991.*
- (b) *Certain portions of the said Portion referred to above under this paragraph, have been leased to the Lydenburg Golf Club, as will more fully appear from Notarial Lease No 1306/1940S registered on the 29<sup>th</sup> November 1940.*

H. *The remaining extent of Portion 39 of the farm Townlands of Lydenburg, of which the property transferred herewith, forms a part, is subject to a powerline servitude in favour of Eskom, with ancillary rights, as will more fully appear from K800/99S dated 5 February 1999."*

## 2. CONDITIONS TO BE COMPLIED WITH BEFORE ERVEN IN THE TOWNSHIP BECOMES REGISTRABLE

### (1) GENERAL

The Developer shall comply with the provisions of Section 101 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

### (2) CONSOLIDATION OF PROPERTIES

The applicant shall at his own expense cause the erven comprising the township to be consolidated and registered as such.

## 3. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions imposed by the Thaba Chweu Municipality.

### (1) ALL ERVEN

- (a) The erf is subject to a servitude, 2 m wide, in favour of the local authority for sewage and other municipal purposes along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (b) 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 2 m thereof.
- (c) 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 sewage 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 sewage mains and other works being made good by the local authority.
- (d) The erf is situated in an area with soil conditions which may affect buildings and structures detrimentally and result in damage. Building plans submitted to the local authority shall indicate measures in accordance with recommendations contained in the engineering-geological report compiled for the township, to limit possible damage to the buildings and structures as a result of the unfavourable foundation conditions, unless proof is submitted

to the local authority that such measures are unnecessary or the same purpose can be achieved by alternative measures.

**4. CONDITIONS IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED IN TERMS OF NATIONAL ROADS ACT 1998 (ACT NO. 7 OF 1998), AS APPLICABLE**

In addition to the relevant conditions set out above, the erven mentioned hereunder shall be subject to the conditions as indicated.

**(1) ERVEN 7217 AND 7218**

- (a) The registered owner of the erf shall erect a physical barrier consisting of a 1,3 m high wire fence, or a fence of such material as may be approved by the Chief Executive Officer, or his/her assign, in accordance with the most recent standards of the SA National Roads Agency before or during development of the erf along the boundary thereof abutting National Road P33-2/3 and shall maintain such fence in good order and repair: Provided that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six months after declaration of such road.
- (b) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on National Road P33-2/3, except at the designated access point.

S.E. MAEBELA  
Acting Municipal Manager  
Thaba Chweu Local Municipality

**LOCAL AUTHORITY NOTICE 166****THABA CHWEU LOCAL MUNICIPALITY****LYDENBURG AMENDMENT SCHEME 338/95**

The Thaba Chweu Local Municipality hereby in terms of the provisions of Section 125 (1) of the Town Planning and Townships Ordinance, 1986 declares that it has approved an amendment scheme being an amendment of the Lydenburg Town Planning Scheme, 1995, comprising the same land as included in the Township of Lydenburg Extension 105.

Map 3 and the Scheme Clauses of the amendment scheme are filed with the Town Planner: Thaba Chweu Local Municipality, and are open for inspection at all reasonable times.

The amendment is known as Lydenburg Amendment Scheme No. 338/95, and shall come into operation on the date of publication of this notice.

S.E. MAEBELA

Acting Municipal Manager

Thaba Chweu Local Municipality

**LOCAL AUTHORITY NOTICE 167**  
**MBOMBELA LOCAL MUNICIPALITY**

Civic Centre

1 Nel Street

Nelspruit

1201

South Africa



P O Box 45

Nelspruit

1200

South Africa

**PUBLIC NOTICE CALLING FOR INSPECTION OF TENTH SUPPLEMENTARY VALUATION ROLL AND LODGING OF OBJECTIONS (VALUATION ROLL PERIOD 2009 – 2014)**

Notice is hereby given in terms of Section 49 (1) (a) (i) of the Local Government: Municipal Property Rates Act, 2004, hereinafter referred to as the "Act" that the supplementary valuation roll for the financial year 01 July 2013 to 30 June 2014 is open for public inspection at the Mbombela municipal offices or at website: [www.mbombela.gov.za](http://www.mbombela.gov.za) from the **14 October 2013 to 29 November 2013**.

An invitation is hereby made in terms of section 49(1)(a)(ii) of the Act that any owner of property or other person who so desires should lodge an objection with the municipal manager in respect of any matter reflected in, or omitted from, the valuation roll within the above mentioned period.

Attention is specifically drawn to the fact that an objection must be in relation to a specific individual property and not against the valuation roll as such.

The form for lodging objection is obtainable at the following addresses: Nelspruit Civic Centre; White River Civic Centre; Hazyview Municipal Services Centre, Ka-Nyamazane Municipal Services Centre, Matsulu Municipal Services Centre, Ka-Bokweni Municipal Services Centre or downloaded from the website: [www.mbombela.gov.za](http://www.mbombela.gov.za). The completed forms must be returned to the above mentioned municipal offices or posted.

**NB:** The municipality will take no responsibility for late objection forms posted unless if a registered mail facility has been used, therefore the use of registered mail or courier services is advised. All envelopes should be clearly marked **OBJECTION FORM**. **Facsimiled or E-mailed objections form will not be accepted. Property owners that have not received mailed notices by 14 October 2013 are requested to visit the municipal offices.**

For enquiries contact:

Innocent Tau @ 013 759 9230

Nhlakanipho Njapha @ 013 759 9272

Silindile Zwane @ 013 759 9273

Pamela Mokoena @ 013 759 9220

Desmond Mavundla @ 013 759 2365

**X C MZOBE**

**MUNICIPAL MANAGER**

**DATE: 27 / 09/ 2013**

**LOCAL AUTHORITY NOTICE 168****EMALAHLENI LOCAL MUNICIPALITY**  
**PROCLAMATION OF THE TOWNSHIP DEL JUDOR EXTENSION 32**

In terms of Section 111 of the Town Planning and Townships Ordinance, 1986, the Emalahleni Local Municipality hereby declares Del Judor Extension 32 to be an approved township subject to the conditions set out in the schedule hereto.

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER V AND PORTION C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 333 (PORTION OF PORTION 171) OF THE FARM ZEEKOEWEATER NO. 311, REGISTRATION DIVISION JS, PROVINCE MPUMALANGA, BY DELIWE JOSTAR SIMALANE, ID NO. 580924 0506 08 8, UNMARRIED AND CAROLINE EDNA JULIE DE BEER, ID NO. 490111 0092 082 AND JOHANNES CHRISTIAAN DE BEER, ID NO. 451201 5083 08 2, MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER AND SHANI DE BEER, ID NO. 711120 0066 08 0, MARRIED OUT OF COMMUNITY OF PROPERTY, TRADING IN PARTNERSHIP AS SOUTH EAST PROPERTIES (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) BEING THE REGISTERED OWNER OF THE LAND HAS BEEN APPROVED.

**1. CONDITIONS OF ESTABLISHMENT****1.1 Name**

The name of the township shall be Del Judor Extension 32.

**1.2 Lay-out / Design**

The township shall consist of erven and streets as indicated on **General Plan no: 6510/2003**.

**1.3 Stormwater drainage and street construction**

a) The township owner shall, on request by the local authority, submit to such authority a detailed scheme, complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township and abutting streets, where applicable, by means of properly constructed works and for the construction, tarmacadimising, kerbing and channelling of the streets therein, together with the provision of such retaining walls as may be considered necessary by the local authority.

The scheme shall provide for the collection of stormwater in french drains, from where it shall be carried off in watertight pipes made of durable material approved by the local authority, in such a manner that water will not dam up or infiltrate on or near the surface of the land.

The scheme will furthermore indicate the route and gradient by which an erf gains access to the adjacent street.

b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority;

c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the street have been constructed as set out in sub clause (a);

d) If the township owner fails to comply with the provisions here from, the local authority shall be entitled to do the work at the cost of the township owner.

**1.4 Streets**

The township owner shall form, grade, maintain and tar the streets to the satisfaction of the Local Municipal Council of Emalahleni until the Local Municipal Council if applicable has accepted responsibility.

**1.5 Disposal of existing conditions of title**

All erven shall be made subject to existing conditions of title and servitudes, if any including the reservation of mineral rights.

**1.6 Removal, repositioning or replacement of municipal services**

If, by reasons of the establishment of the township, it should become necessary to remove, reposition or replace any existing municipal services, the cost thereof shall be borne by the township owner.

**1.7 Repositioning of circuits**

If, by reason of the establishment of the township, it should become necessary to reposition any existing circuits of Eskom, the cost shall be borne by the township owner.

**1.8 Installation and provision of services**

The township owner shall install and provide all internal services of the township, as provided for in the services agreement entered into with the Local Municipal Council of Emalahleni.

**1.9 Amendment of the Land Use Management Scheme**

The township owner must immediately upon approval of the amendment scheme, make the necessary arrangements to amend the relevant Land Use Management Scheme by including the township.

**1.10 Land for municipal purposes**

Proclaimed roads must be transferred to the local authority at the cost of the township owner.

**2. CONDITIONS OF TITLE IMPOSED BY THE LOCAL MUNICIPALITY OF EMALAHLENI ACCORDING TO THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)**

All erven with the exemption of roads are subject to the following conditions:

- 2.1 The erven is subject to a servitude, 2 meters wide, in favour of the Local Authority, for sewerage and other municipal purposes, along any one of the boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude of 2 meters wide across the entrance of the erf, if and when required by the Local Authority, provided that the Local Authority may relax or grant exemption from the required servitudes.
- 2.2 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 meters thereof.
- 2.3 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.

**3. CONDITIONS THAT BESIDES THE EXISTING PROVISIONS OF THE LAND USE MANAGEMENT SCHEME IN ACCORDANCE WITH THE PROVISIONS OF SECTION 125 OF THE ORDINANCE MUST BE INCORPORATED WITHIN THE LAND USE MANAGEMENT SCHEME**

**General conditions (applicable to all stands)**

- i. Except with the written consent of the local authority and subject to such conditions as can be laid down, nor the owner, nor any body else may
  - a) Except to prepare the stand for building purposes, extract any material thereof;
  - b) Sink wells or boreholes thereon or draw any underground water out of the stand, or
  - c) For any purpose, manufacture tiles or earthen pipes or any article of a similar nature on the stand.
- ii. Where it is not possible to carry off stormwater from stands with a higher altitude directly to a public road, the owner of the stand at the lower altitude has to accept that stormwater flow on his property and has to let it flow over it;
- iii. The placement of buildings, including outside buildings on the stand, as well as entrances to and exits from the stand to a public road system, has to be to the satisfaction of the local authority.



- iv. The main building, that must be a complete building and not one that is partly constructed for completion later, must be erected simultaneously with or before the erection of the outside buildings.
- v. No material or goods of any nature may be dumped or placed in the building restriction zone along any street, and such zone may not be used for any other purpose than that of lawns, gardens, parking, or access roads. With the understanding that should it be necessary to erect a screen wall on such boundary the local authority may relax this condition subject to such conditions to be determined by him.
- vi. A screen wall or walls must be erected and maintained, such as and when the local authority requested and to his satisfaction.
- vii. In the event that the property is fenced, such fence and the maintenance thereof have to be to the satisfaction of the local authority.
- viii. The registered owner is responsible for the maintenance of the whole development on the stand. Should the local authority be of the opinion that the maintenance of the development on any part of the stand is not satisfactory, the local authority has the right to undertake such maintenance himself of which the cost will be for the account of the owner.
- ix. No French drain may be permitted on the stand.
- x. Trenches and excavations for foundations, pipes, cables or any other purposed must be filled up and compacted properly with damp soil in layers not thicker than 150mm to the same density grade as surrounding material and to the approval of the local authority.
- xi. All pipes carrying water must be waterproof and must be supplied with waterproof flexible connections.
- xii. The whole area of the stand must be drained to the satisfaction of the Local authority to prevent the damming up of surface water, and water from roof gutters must be shed away from foundations.
- xiii. Suggestions to overcome disadvantageous soil conditions to the satisfaction of the local authority must be contained in all building plans submitted for approval, and all buildings must be erected in accordance with such preventative measures that were accepted by the local authority.
- xiv. If required a soil report compiled by a qualified person acceptable to the local authority, which indicates the soil conditions of the stand as well as recommendations for suitable foundation methods and depths, must be submitted simultaneously with the building plans to the local authority before any building activities may proceed on the stand.
- xv. To overcome the disadvantageous soil conditions on the stand the foundations and other structural building conditions as indicated on the building plans, submitted to the local authority, must be shown on the plan.
- xvi. With submittance of a certificate to the Registrar of Deeds by the local authority, indicating that the township was included within an approved town-planning scheme, and that the scheme contains conditions that are in accordance with the conditions as contained here, such title conditions may lapse.
- xvii. Because this erf forms part of land that was undermined, or may be undermined and may be subject to subsidence, consolidation, shock and cracks because of mining activities in the past the present and the future, the owner thereof excepts all responsibility for any damage to land or buildings thereon because of such, subsidence, consolidation, shock and cracks.

**4. CONDITIONS THAT, IN ADDITION TO THE EXISTING STIPULATIONS OF THE TOWN PLANNING SCHEME, IN RESPECT OF ARTICLE 125 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986, MUST ALSO BE INCLUDED IN THE LAND USE MANAGEMENT SCHEME**

**4.1. Zoning**

The following zonings must be awarded to erven:

**a. ERVEN 1790 - 1791**

The use zone of the erven shall be "Business 3".

- Coverage: 40 %
- F.A.R.: 0.6
- Height: 2 storeys.

**LOCAL AUTHORITY NOTICE 169****EMALAHLENI LOCAL MUNICIPALITY  
NOTICE OF APPROVAL OF EMALAHLENI AMENDMENT SCHEME 1578**

The Local Municipality of Emalahleni declares hereby in terms of the provisions of Section 125 (1) of the Town-Planning and Townships Ordinance, 1986, that it has approved an amendment scheme, being an amendment of the Emalahleni Land Use Management Scheme, 2010, comprising the same land as included in the township Del Judor Extension 32.

Map 3 and the scheme clauses of the amendment scheme are filed with the Director, Department of Housing and Land Administration Mpumalanga Province, and the Municipal Manager, Emalahleni Local Municipal Council and are open for inspection at all reasonable times. This amendment is known as Emalahleni Amendment Scheme 1578 and shall come into operation on date of publication of this notice.

**T JANSEN VAN VUUREN  
ADMINISTRATOR**

Civic Centre  
Mandela Street  
eMALAHLENI  
1035

P.O. Box 3  
eMalahleni  
1035

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