



THE PROVINCE OF MPUMALANGA  
DIE PROVINSIE MPUMALANGA

# Provincial Gazette Provinsiale Koerant

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

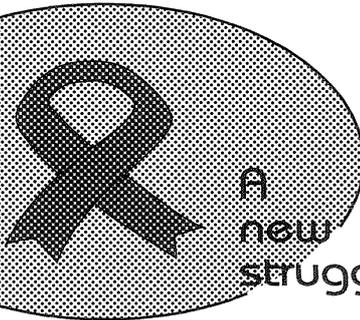
Vol. 21

NELSPRUIT, 7 FEBRUARY 2014  
FEBRUARIE

No. 2261

## We all have the power to prevent AIDS

AIDS  
affects  
us all



A  
new  
struggle

## AIDS HELPLINE

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DEPARTMENT OF HEALTH

Prevention is the cure

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# 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**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 1st April 2005.

*In future, adverts have to be paid in advance  
before being published in the Gazette.*

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**

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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

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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.

## **GOVERNMENT PRINTERS BANK ACCOUNT PARTICULARS**

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

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

## GENERAL NOTICES • ALGEMENE KENNISGEWINGS

### KENNISGEWING 22 VAN 2014

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DELMAS DORPSBEPLANNINGSKEMA, 2007, INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986

#### DELMAS WYSIGINGSKEMA 99

Ek, Karl Wilhelm Rost, Pr Pln, van die firma Townscape Planning Solutions BK, synde die gemagtigde agent van die eienaar van Gedeelte 8 van die Plaas Modderfontein 236, I.R., Mpumalanga, gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die Victor Khanye Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema, bekend as die Delmas Dorpsbeplanningskema, 2007, deur die hersonering van die eiendom hierbo beskryf, geleë ongeveer 13km Wes van Delmas, aangrensend tot Modderfontein Straat en die N12, vanaf "Landbou" na "Spesiaal" met blyae 80 vir die doeleindes van 'n hoender slagpale, verwante watersuiweringsaanleg en die grootmaat verkoop van hoender verwante produkte.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kanoor van die Munisipale Bestuurder, Kamer 2, h/v Samuelweg en van der Waltstraat, Delmas, vir 'n tydperk van 28 dae vanaf 31 Januarie 2014. Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 31 Januarie 2014 skriftelik tot die Munisipale Bestuurder by bovermelde adres of by Posbus 6, Delmas, 2210 ingedien of gerig word. Adres van applikant: Townscape Planning Solutions, Posbus 20831, Noordbrug, 2522, Tel: 082 662 1105

### NOTICE 22 OF 2014

NOTICE OF APPLICATION FOR AMENDMENT OF THE DELMAS TOWN PLANNING SCHEME, 2007, IN TERMS OF SECTION 56 (1)(b)(i) OF THE TOWNPLANNING AND TOWNSHIPS ORDINANCE, 1986

#### DELMAS AMENDMENT SCHEME 99

I, Karl Wilhelm Rost, Pr Pln, of the firm Townscape Planning Solutions CC, being the authorised agent of the owner of Portion 8 of the Farm Modderfontein 236, I.R., 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 Victor Khanye Local Municipality for the amendment of the town planning scheme known as the Delmas Town Planning Scheme, 2007, by the rezoning of the stand described above, situated approximately 13km West of Delmas, adjacent to Modderfontein Road and the N12, from "Agricultural" to "Special" with annexure 80 for the purposes of a chicken abattoir, associated water purification plant and wholesale of chicken related products.

Particulars of the application will lay for inspection during normal office hours at the office of the Municipal Manager, Room 2, c/o Samuel Road and van der Walt Street, Delmas, for a period of 28 days from 31 January 2014.

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 6, Delmas, 2210 within a period of 28 days from 31 January 2014. Address of applicant: Townscape Planning Solutions, P.O. Box 20831, Noordbrug, 2522, Tel: 082 662 1105

Our reference: P13363advProvGazette

**NOTICE 23 OF 2014****SCHEDULE 11 (Regulation 21)  
NOTICE OF APPLICATION FOR TOWNSHIP ESTABLISHMENT**

The eMalahleni Local Municipality hereby gives notice in terms of 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 Chief Townplanner, Third Floor, eMalahleni Civic Centre, Mandela Street, eMalahleni (Witbank), for a period of 28 days from 31 January 2014. Objections to, or representations in respect of the application must be lodged with, or made in writing in duplicate with the Municipal Manager at the above address or at PO Box 3, Witbank, 1035, within a period of 28 days from 31 January 2014 [31 January and 07 February 2014]

**ANNEXURE**

Name of township: Rondebult Industria. Full name of applicant: J Paul van Wyk Urban Economists & Planners cc. Number of erven in proposed township: 151 erven to be zoned as follows: 147 erven to be zoned Industrial 2 (Use-zone 11) with a height of 3 storeys and coverage of 70% (except Erven 146 and 147 where coverage will be limited to 5%); 1 erf to be zoned Private Road (Use-zone 19); 1 erf to be zoned Private Park (Use-zone 17); 1 erf to be zoned Special (Use-zone 20) for purposes of a crèche, overnight accommodation (10 rooms), place of instruction, sports and recreation; and 1 erf to be zoned Special (Use-zone 20) for purposes of a shop, place of refreshment, business purposes, retail trade, office, place of amusement and clinic in terms of the eMalahleni Land Use Management Scheme, 2010. The use-rights will allow the development of an industrial township with *inter alia* associated public amenities and a private park. Description of land on which township is to be established: A certain part of the Remainder of the farm Rondebult 303 Registration Division JS, Mpumalanga. Locality of proposed township: Situated approximately 6km south-west of Kwa-Guqa and 15km west of the central business district of eMalahleni, 500m south of the N4 National Road on the north-western corner of the intersection of Provincial Road D432 (eastern boundary of site) and the P154-2 / R104-route (southern boundary of site). Evraz Highveld Steelworks and the Kusile Power Station (currently under construction) are prominent landmarks situated approximately 2km east and 15km south-west of the subject property respectively. (GPS coordinates of property: S 28° 52' 47,16" and E 29° 04' 13,68").

**KENNISGEWING 23 VAN 2014****BYLAE 11 (Regulasie 21)  
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP**

Die eMalahleni Plaaslike Munisipaliteit, gee hiermee ingevolge Artikel 69(6)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ord 15 van 1986) kennis dat 'n aansoek om die dorp in die Bylae hierby genoem te stig, ontvang is. Besonderhede van die aansoek sal gedurende gewone kantoorure by die kantoor van die Hoofstadsbeplanner, Derde Vloer, eMalahleni Burgersentrum, Mandelastraat, eMalahleni (Witbank), vir 'n tydperk van 28 dae vanaf 31 Januarie 2014 ter insae lê. Besware teen, of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28-dae vanaf 31 Januarie 2014 skriftelik in tweevoud by die Munisipale Bestuurder by die bovermelde adres of by Posbus 3, Witbank, 1035, ingedien of gerig word. [31 Januarie en 07 Februarie 2014]

**BYLAE**

Naam van dorp: Rondebult Industria. Volle naam van aansoeker: J Paul van Wyk Stedelike Ekonomie en Beplanners bk. Aantal erwe in voorgestelde dorp: 151 erwe om soos volg gesoneer te word: 147 erwe om Industrieel 2 (Gebruiksone 11) gesoneer te word met 'n hoogtebeperking van 3 verdiepings en dekking van 70% (behalwe Erwe 146 en 147 waar die dekking beperk sal word tot 5%); 1 erf om Privaatpad (Gebruiksone 19) gesoneer te word; 1 erf om Privaatopruimte (Gebruiksone 17) gesoneer te word; 1 erf om Spesiaal (Gebruiksone 20) gesoneer te word vir doeleindes van crèche, oornagakkommodasie (10 kamers), plek van onderrig, sport en ontspanning; en 1 erf om Spesiaal (Gebruiksone 20) gesoneer te word vir doeleindes van "n winkel, verversingsplek, besigheidsdoeleindes, kleinhandel, kantoor, plek van vermaak en kliniek in terme van die eMalahleni Grondgebruikbestuurskema, 2010. Die gebruiksregte sal die ontwikkeling van 'n nywerheidsdorp met onder meer aanverwante openbare geriewe en privaatoopruimte moontlik maak. Beskrywing van grond waarop dorp gestig staan te word: 'n Sekere gedeelte van die Restant van die plaas Rondebult 303 Registrasie Afdeling JS, Mpumalanga. Ligging van voorgestelde dorp: Geleë ongeveer 6km suid-wes van Kwa-Guqa en 15km wes van die sentrale besigheidsgebied van eMalahleni, 500m suid van die N4 Nasionale Pad op die noordwestelike hoek van die interseksie van Provinsiale Pad D432 (oostelikegrens van die terrein) en die P154-2 / R104-route (suidelikegrens van die terrein). Evraz Hoëveld Staalwerke en die Kusile Kragstasie (tans onder konstruksie) is prominente landmerke geleë ongeveer 2km oos en 15km suid-wes van die eiendom onderskeidelik. (GPS koördinate van eiendom: S 28° 52' 47,16" en E 29° 04' 13,68").

**NOTICE 25 OF 2014****NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION  
56 (1) (b) (i) OF THE TOWN-PLANNING AND TOWNSHIP ORDINANCE, 1986 (ORDINANCE 15 OF  
1986)  
MALELANE AMENDMENT SCHEME, 223  
Annexure 15**

We, LEB Engineering and Built Environment Group the legally representatives of the recognized owner of PTN 35 of Stand 925 Malelane Extension 9, hereby give a notice in terms of section 56 of Ordinance, 1986 (Ordinance 15 of 1986) that we have applied to the Nkomazi Municipality for the amendment of the Scheme known as Malelane Town Planning Scheme, 1997, by the Rezoning of PTN 35 of Stand 925 from Residential '1' to Residential '2'

Objections or representations in respect of the application must be lodged with, or made in writing to the address indicated below or to the Municipal Manager Private Bag X101, Malelane, 1320 within a period of 28 days as from the date of this publication.

**P.O Box 870, Shongwe Mission, 1331**

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**KENNISGEWING 25 VAN 2014****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56  
(1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)  
MALELANE WYSIGINGSKEMA, 223  
Aanhangsel 15**

Ons, LEB Ingenieurswese en Bou-omgewing Groep die wetlik verteenwoordigers van die erkende eienaar van gedeelte 35 van Erf 925 Malelane Uitbreiding 9, gee hiermee kennis in terme van artikel 56 van die Ordonnansie, 1986 (Ordonnansie 15 van 1986) dat ons aansoek gedoen het by die Nkomazi Munisipaliteit vir die wysiging van die skema bekend as Malelane Dorpsbeplanningskema, 1997, deur die hersonering van Gedeelte 35 van Erf 925 vanaf Residensieel '1 'na Residensieel '2'

Besware of vertoe ten opsigte van die aansoek moet ingedien word by, of geskrewe gerig word aan die onderstaande adres of by die Munisipale Bestuurder, Privaatsak X101, Malelane, 1320 aangedui binne 'n tydperk van 28 dae vanaf die datum van hierdie publikasie.

**Postkantoor Box 870, Shongwe Mission, 1331**

**KENNISGEWING 26 VAN 2014**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56(1)(b)(i) EN (ii) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

**DELMAS WYSIGINGSKEMA 76**

Ons, Terraplan Gauteng BK, synde die gemagtigde agent van die eienaar van GEDEELTE VAN GEDEELTE R/3 (GEDEELTE 16) VAN DIE PLAAS HEKPOORT 207 I.R. gee hiermee ingevolge Artikel 56(1)(b)(i) en (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ons by die Victor Khanye Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Delmas Dorpsbeplanningskema, 2007 deur die hersenering van 'n gedeelte van die eiendom hierbo beskryf, geleë noord-oos van die N12 / R42 aansluiting vanaf "Kommersiële Landbou" na "Kommersiële Landbou" met insluiting van 'n "rendering plant" en organiese kompos produksie as primêre grondgebruiksregte, onderworpe aan sekere beperkende voorwaardes.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Kamer 2, h/v Samuelweg en van der Waltstraat, Delmas vir 'n tydperk van 28 dae vanaf 07/02/2014.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 07/02/2014 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 6, Delmas, 2210 ingedien of gerig word.

Adres van agent:  
(HS2087) Terraplan Gauteng BK, Posbus 1903, Kempton Park, 1620

**NOTICE 26 OF 2014**

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

**DELMAS AMENDMENT SCHEME 76**

We, Terraplan Gauteng CC, being the authorised agent of the owner of a PORTION OF PORTION R/3 (PORTION 16) OF THE FARM HEKPOORT 207 I.R. hereby give notice in terms of Section 56(1)(b)(i) and (ii) of the Town Planning and Townships Ordinance, 1986, that we have applied to the Victor Khanye Local Municipality for the amendment of the town-planning scheme known as the Delmas Town Planning Scheme, 2007 by the rezoning of a portion of the property described above, situated to the north-east of the N12 / R42 intersection from "Commercial Agriculture" to "Commercial Agriculture" with the inclusion of a rendering plant and organic compost production as primary land uses, subject to the certain restrictive measures.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Room 2, c/o Samuel Road and van der Walt Street, Delmas for the period of 28 days from 07/02/2014.

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 PO Box 6, Delmas, 2210, within a period of 28 days from 07/02/2014.

Address of agent:  
(HS2087) Terraplan Gauteng CC, PO Box 1903, Kempton Park, 1620

**KENNISGEWING 27 VAN 2014**

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 1722**

Ek, Laurette Swarts Pr. Pln van Korsman & Venote synde die gemagtigde agent van die eienaar van die Restante Gedeelte van Erf 16 President Park (Emalahleni) Uitbreiding 5 Dorpsgebied Registrasie Afdeling J.S., Provinsie van 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 noord van Del Judor Uitbreiding 4, van "Inrigting" na "Residensiële 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 **7 Februarie 2014**. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **7 Februarie 2014** 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  
Ons verwysing: R1351-advGazette

**NOTICE 27 OF 2014**

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 1722**

I, Laurette Swarts Pr. Pln of Korsman & Associates being the authorised agent of the owner of Remaining Portion of Erf 16 President Park (Emalahleni) Extension 5 Township Registration Division J.S., Province of 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 north of Del Judor Extension 4, from "Institutional" 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 **7 February 2014**. 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 **7 February 2014**.

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  
Our ref: R1351-advGazette

**NOTICE 28 OF 2014****SCHEDULE B  
(Regulation 11(2))**

NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN PLANNING SCHEME IN TERMS OF SECTION 56 (1) (B) (I) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

GOVAN MBEKI LAND USE SCHEME 2010  
AMENDMENT SCHEME 46

We Amagade Kamaseko Land Surveyors being the authorized agent of the owner of portion 89 of erf 8335, Secunda extension 23, 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 Govan Mbeki Municipality for the amendment of the land use scheme known as the Govan Mbeki Land Use Scheme 2010 for the rezoning of the property situated at 33 Haarlem Street from "Medium Density Residential" to "Medium-High Density Residential" for the purpose of Dwelling Units. Particulars of the application will lie for inspection during normal office hours at the office of the municipal manager, Central Business Area, Secunda for the period of 28 days from 07 February 2014 (date of first notice). 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 the Govan Mbeki Municipality, Private Bag X1017, Secunda, 2302, within a period of 28 days from 07 February 2014.

**KENNISGEWING 28 VAN 2014****BYLAE B  
(Regulasie 11(2))**

KENNISGEWING VAN AANSOEK OM DIE WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56(1)(B)(I) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

GOVAN MBEKI GRONDGEBRUIKSKEMA 2010  
WYSIGINGSKEMA 46

Ons, Amagade Kamaseko Land Surveyors, synde die gemagtigde agent van eienaar van portion 89 of erf 8335, Secunda extension 23, gee hiermee kennis ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe. 1986, kennis dat ek by Govan Mbeki Munisipaliteit aansoek gedoen het om die wysiging van die grondgebruikskema bekend as die Govan Mbeki grondgebruik-skema, 2010, deur diehersonering van die eiendom geleë le Haarlem Straat 33, vanaf "Medium Density Residensieei" na "Medium-High Density Residential" vir Dwelling Units. Besonderhede van die aansoek le ter insae gedurende gewoone kantoorure by die kantoor van die Munisipale Bestuurder. Sentrale besigheidsgebied, Secunda, 28 dae vanaf 07 Februarie 2014 (die datum van) eerste publikasie van hierdie kennisgewing). Besware teen of vertoe ten opsigte van die aansoek moet binne n tydperk van 28 dae vanaf 07 Februarie 2014, skriftelik by of tot die Munisipale Bestuurder, by bovermeide adres of Govan Mbeki Munisipaliteit, Privaatsak X1017, Secunda, 2302, ingedien of gerig word.

## NOTICE 29 OF 2014

**STEVE TSHWETE AMENDMENT SCHEME No. 502**

**NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE  
TSHWETE TOWN PLANNING SCHEME, 2004, IN TERMS OF SECTION  
56(1)(B)(I) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE,  
1986  
(ORDINANCE 15 OF 1986)**

I, **J S VISSER**, BEING THE AUTHORIZED AGENT OF THE REGISTERED OWNER OF **ERF 11621 MIDDELBURG** 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 STEVE TSHWETE LOCAL MUNICIPALITY** FOR THE AMENDMENT OF THE TOWN PLANNING SCHEME KNOWN AS THE **STEVE TSHWETE TOWN PLANNING SCHEME, 2004**, FOR THE REZONING OF THE ABOVEMENTIONED PROPERTY SITUATED AT **12A LUTTIG STREET MIDDELBURG**, BY REZONING THE PROPERTY FROM **RESIDENTAIL 03** TO **INSTITUTIONAL** SUBJECT TO CERTAIN CONDITIONS

PARTICULARS OF THE APPLICATION WILL LIE FOR INSPECTION DURING NORMAL OFFICE HOURS AT **THE OFFICE OF THE MUNICIPAL MANAGER, STEVE TSHWETE LOCAL MUNICIPALITY, MUNICIPAL BUILDINGS, WANDERERS AVENUE, MIDDELBURG, 1050**, FOR A PERIOD OF 28 DAYS FROM **07 FEBRYARY 2014**.

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 14, MIDDELBURG, 1050**, WITHIN A PERIOD OF 28 DAYS FROM **07 FEBRUARY 2014**.

**APPLICANT: CM and ME VAN NIEKERK  
PO BOX 2296  
MIDDELBURG  
1050**

## KENNISGEWING 29 VAN 2014

**STEVE TSHWETE WYSIGINGSKEMA No. 502****KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE DORPSBEPLANNINGSKEMA, 2004, INGEVOLGE ARTIKEL 56(1)(B)(I) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)**

EK, **J S VISSER**, SYNDE DIE GEMAGTIGDE AGENT VAN DIE GEREGISTREERDE EIENAAR VAN **ERF 11621 MIDDELBURG**, GEE HIERMEE INGEVOLGE ARTIKEL 56(1)(B)(I) VAN DIE ORDONANSIE OP DORPSBEPLANNING EN DORPE, 1986, KENNIS DAT ONS BY **STEVE TSHWETE PLAASLIKE MUNISIPALITEIT** AANSOEK GEDOEN HET OM DIE WYSIGING VAN **STEVE TSHWETE DORPSBEPLANNINGSKEMA, 2004**, DEUR DIE HERSONERING VAN DIE BOGENOEMDE EIENDOM GELEË TE **12A LUTTIGSTRAAT MIDDELBURG**, VANAF **RESIDENTIEEL 03 NA INSITUUT**, ONDERWORPE AAN SEKERE VOORWAARDES.

BESONDERHEDE VAN DIE AANSOEK LÊ TER INSAE GEDURENDE GEWONE KANTOORURE **BY DIE KANTOOR VAN DIE MUNISIPALE BESTUURDER, STEVE TSHWETE PLAASLIKE MUNISIPALITEIT, MUNISIPALE GEBOU, WANDERERSLAAN, MIDDELBURG, 1050**, VIR 'N TYDPERK VAN 28 DAE VANAF **07 FEBRUARIE 2014**.

BESWARE OF VERTOË TEN OPSIGTE VAN DIE AANSOEK MOET BINNE 'N TYDPERK VAN 28 DAE VANAF **07 FEBRUARIE 2014**, SKRIFTELIK BY OF TOT DIE **MUNISIPALE BESTUURDER** BY BOVERMELDE ADRES OF BY **POSBUS 14, MIDDELBURG, 1050**, INGEDIEN OF GERIG WORD.

**APPLIKANT:** **CM en ME VAN NIEKERK**  
**POSBUS 2296**  
**MIDDELBURG**  
**1050**

## LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS

### LOCAL AUTHORITY NOTICE 6

#### MBOMBELA LOCAL MUNICIPALITY NOTICE OF APPLICATION FOR ESTABLISHMENT OF A TOWNSHIP

The Mbombela Local Municipality hereby gives notice in terms of section 96 of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that an application to establish the township as referred to in the Annexure hereunder, has been received by it.

Particulars of the application will lie open for inspection during normal office hours at the office of the Municipal Manager, Mbombela Local Municipality, for a period of 28 days from 21 January 2013.

Objections to or representations in respect of the application must be lodged with or made in writing and handed in at Room 208; 2<sup>nd</sup> Floor; Civic Centre; Nelspruit or posted to, The Municipal Manager Mbombela Local Municipality, P O Box 45, NELSPRUIT, 1200 within a period of 28 days from 21 January 2013.

#### ANNEXURE

<b>Name of township:</b>	Mpumalanga University Township
Full name of applicant:	Department of Higher Education and Training
<b>Number of erven in proposed township:</b>	13
	Educational: 8
	Private Open Space: 4
	Special (for access purposes, parking, municipal services, gate house and associated and ancillary uses):
	1

**Description of land on which township is to be established:**

The proposed development site comprises part of the remainder of Portion 31 of the Farm Boschrand 283, part of the remainder of Portion 32 of the Farm Boschrand 283 and Portions 17; 19; 28 and 36 of the Farm Friedenheim 282. It is important to note that Portions of this land which are South of the N4 have been excluded from this proposed Township.

**Situation of proposed township :**

The property forms part of the existing Lowveld Agricultural College that borders two development corridors, namely, the R40 and the N4 corridors. It is also located about 1.5km towards the Northern Side of Mbombela (also known as Nelspruit) along the R40 that connects Mbombela/Nelspruit with White River. Whereas the development footprint of the project takes a rather irregular shape, its primary center could be on the Portion 31 of the Farm Boschrand 283 at approximately the following coordinates: 25°25'51.08" S and 30°58'30"E.

**Acting Municipality Manager  
Sello Lolo Ditshego**

A copy of this notice will be provided in Afrikaans or Siswati to anyone requesting such in writing within 30 days of this notice.

**LOCAL AUTHORITY NOTICE 7****MBOMBELA LOCAL MUNICIPALITY  
NOTICE OF APPLICATION FOR ESTABLISHMENT OF A TOWNSHIP**

The Mbombela Local Municipality hereby gives notice in terms of section 96 of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that an application to establish the township as referred to in the Annexure hereunder, has been received by it.

Particulars of the application will lie open for inspection during normal office hours at the office of the Municipal Manager, Mbombela Local Municipality, for a period of 28 days from 7 February 2014.

Objections to or representations in respect of the application must be lodged with or made in writing and handed in at Room 208; 2<sup>nd</sup> Floor; Civic Centre; Nelspruit or posted to, The Municipal Manager Mbombela Local Municipality, P O Box 45, NELSPRUIT, 1200 within a period of 28 days from 7 February 2014.

**ANNEXURE**

<b>Name of township:</b>	Mpumalanga University Township
Full name of applicant:	Department of Higher Education and Training
<b>Number of erven in proposed township:</b>	13
	Educational: 8
	Private Open Space: 4
	Special (for access purposes, parking, municipal services, gate house and associated and ancillary uses):
	1

**Description of land on which township is to be established:**

The proposed development site comprises part of the remainder of Portion 31 of the Farm Boschrand 283, part of the remainder of Portion 32 of the Farm Boschrand 283 and Portions 17; 19; 28 and 36 of the Farm Friedenheim 282. It is important to note that Portions of this land which are South of the N4 have been excluded from this proposed Township.

**Situation of proposed township :**

The property forms part of the existing Lowveld Agricultural College that borders two development corridors, namely, the R40 and the N4 corridors. It is also located about 1.5km towards the Northern Side of Mbombela (also known as Nelspruit) along the R40 that connects Mbombela/Nelspruit with White River. Whereas the development footprint of the project takes a rather irregular shape, its primary center could be on the Portion 31 of the Farm Boschrand 283 at approximately the following coordinates: 25°25'51.08" S and 30°58'30"E.

**Acting Municipality Manager  
Sello Lolo Ditshego**

**A copy of this notice will be provided in Afrikaans or Siswati to anyone requesting such in writing within 30 days of this notice.**

## PLAASLIKE BESTUURSKENNISGEWING 7

### MBOMBELA PLAASLIKE MUNISIPALITEIT KENNISGEWING VAN AANSOEK VIR STIGTING VAN DORP

Die Mbombela Plaaslike Munisipaliteit gee hiermee kennis, ingevolge artikel 96 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat 'n aansoek om die dorp te stig, soos vermeld in die Bylae hieronder, deur hom ontvang is.

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Mbombela Plaaslike Munisipaliteit, vir 'n tydperk van 28 dae vanaf 7 Februarie 2014.

Besware teen of vertoë ten opsigte van die aansoek moet ingedien word of gerig word skriftelik en ingehandig word by Kamer 208, 2de Verdieping, Burgersentrum, Nelspruit of gepos word aan: Die Munisipale Bestuurder Mbombela Plaaslike Munisipaliteit, Posbus 45, Nelspruit, 1200 binne 'n tydperk van 28 dae vanaf 7 Februarie 2014

#### BYLAE

<b>Naam van dorp :</b>	Mpumalanga Universiteit Dorp
<b>Volle naam van aansoeker :</b>	Departement van Hoër Onderwys en Opleiding
<b>Aantal erwe in voorgestelde dorp :</b>	13 Opvoedkundig: 8 Privaat Oop Ruimte: 4 Spesiale (vir toegang, parkering, munisipale dienste, toegang en verwante en ondergeskikte gebruike): 1

#### Beskrywing van grond waarop dorp gestig gaan word:

Die voorgestelde ontwikkeling bestaan uit die werf deel van die restant van Gedeelte 31 van die plaas Boschrand 283, wat deel uitmaak van die restant van Gedeelte 32 van die plaas Boschrand 283 en Gedeeltes 17; 19; 28 en 36 van die plaas Friedenheim 282. Dit is belangrik om daarop te let dat gedeeltes van hierdie land wat Suid van die N4 is uitgesluit van hierdie voorgestelde dorp.

#### Ligging van voorgestelde dorp:

Die eiendom vorm deel van die bestaande Laeveld Landboukollege wat grens aan twee ontwikkelingskorridors, naamlik die R40 en die N4 korridor. Dit is ook geleë sowat 1,5 km na die noordelike kant van Mbombela (ook bekend as Nelspruit) langs die R40 wat verbind Mbombela / Nelspruit met Witrivier. Terwyl die ontwikkelingsvoetspoor van die projek eerder 'n onreëlmatige vorm aanneem, kan sy primêre sentrum wees op die Gedeelte 31 van die plaas Boschrand 283 teen ongeveer die volgende koördinate: 25° 25'51.08" S en 30° 58'30" E.

**Waarnemende Munisipale Bestuurder**  
Sello Lolo Ditshego

'n Skriftelike afskrif van hierdie kennisgewing kan in Siswati voorsien word aan enigiemand wat sodanig versoek binne 30 dae van hierdie kennisgewing

**LOCAL AUTHORITY NOTICE 8****EMALAHLENI LOCAL MUNICIPALITY**  
**PROCLAMATION OF THE NORTHFIELD EXTENSION 3**

In terms of section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the eMalahleni Local Municipality hereby declares the Township of Northfield Extension 3 to be an approved township, subject to the conditions as set out in the Schedule hereto.

**SCHEDULE**

**CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER V AND SECTION C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 374 (BEING A PORTION OF PORTION 316) OF THE FARM KROMDRAAI NO. 292, REGISTRATION DIVISION JS, PROVINCE MPUMALANGA, BY YUKA TRUST NO. IT 7022/2004 (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) BEING THE REGISTERED OWNERS OF THE LAND HAS BEEN APPROVED.**

- 1. Name**  
The name of the township shall be **Northfield Extension 3**.
- 2. Lay-out / Design**  
The township shall consist of erven and streets as indicated on **General Plan no: SG no. 761/2012**
- 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.
- 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.
- 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.
- 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.

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.
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.
9. **Amendment of town planning scheme**  
The township owner must immediately upon approval of the amendment scheme, make the necessary arrangements to amend the relevant town-planning scheme by including the township.
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

### 2.1 Disposal of existing conditions

All erven must be subject to the existing title conditions and servitude's, if any, including the reservation of mineral rights, as applicable.

## 3. 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:

- 3.1 The erf 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.
- 3.2 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.
- 3.3 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.

### 3.4 ERF 704 IS SUBJECT TO THE FOLLOWING CONDITION OF TITLE

- A(1) The Remaining Extent of the Eastern Portion of the farm "KROMDRAAI" measuring as such 3170,0521 (Three Thousand One Hundred and Seventy comma Nought, Five, Two, One) Hectares, whereof the property hereby transferred is a portion, is subject to Notarial Deed No. 703/1935S, whereby the right to convey electricity across the property was granted to the Electricity Supply Commission by means of cables and / or wires underground or overhead, along the line or route shown by the line F G on Diagram S.G. No. A 2832/1948, with certain ancillary rights.

## 4. CONDITIONS THAT BESIDES THE EXISTING PROVISIONS OF THE TOWN PLANNING SCHEMES IN ACCORDANCE WITH THE PROVISIONS OF SECTION 125 OF THE ORDINANCE MUST BE INCORPORATED WITHIN THE TOWN PLANNING SCHEME

### a. 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.

**5. 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 TOWN PLANNING SCHEME**

5.1. Zoning

The following zonings must be awarded to erven:

**a. ERVEN 703**

The use zone of this erven shall be "Industrial 1".

- Coverage: 70 %
- F.A.R.: 0.7
- Height: 3 storeys.

**b. ERF 704**

The use zone of this erf shall be "Private Road".

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## **LOCAL AUTHORITY NOTICE 9**

### **EMALAHLENI LOCAL MUNICIPALITY** **NOTICE OF APPROVAL OF EMAHLAHLENI AMENDMENT SCHEME 1626**

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 Northfield Extension 3.

Map 3 and the scheme clauses of the amendment scheme are filed with the Director, Department of Agriculture, Rural Development and Land Administration Mpumalanga Province, and the Administrator, Emalahleni Local Municipality and are open for inspection at all reasonable times. This amendment is known as Emalahleni Amendment Scheme 1626 and shall come into operation on date of publication of this notice.

**T JANSEN VAN VUUREN**  
**ADMINISTRATOR**

Civic Centre

Mandela Street

eMALAHLENI

1035

Notice Number :

Publication date:

P.O. Box 3

eMalahleni

1035

2/2014

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**LOCAL AUTHORITY NOTICE 10****EMALAHLENI LOCAL MUNICIPALITY****NOTICE OF APPROVAL OF  
EMALAHLENI AMENDMENT SCHEME 1537**

It is hereby notified in terms of the provisions of Section 57(1) (a) of the Town-planning and Townships Ordinance, 1986, that the Emalahleni Local Municipality has approved the amendment of the Emalahleni Land Use Management Scheme, 2010, by the rezoning of Portion 393 (a portion of Portion 47) of the farm Zeekoewater 311 JS from "Agricultural 1" to "Industrial 1".

Map 3 and the scheme clauses of the amendment scheme are filed with the Director, Department of Agriculture and Land Administration, Mpumalanga Province and the Municipal Manager of the eMalahleni Local Municipality and are open for inspection at all reasonable times. This amendment is known as Emalahleni Amendment Scheme 1537 and shall come into operation on date of this publication.

**T. JANSE VAN VUUREN  
ADMINISTRATOR**

Civic Centre  
Mandela Street  
**eMALAHLENI**  
1035

P.O. Box 3  
**WITBANK**  
1035

Notice Number : 1/2014  
Publication date: 31 January 2014 Provincial Gazette of Mpumalanga

**LOCAL AUTHORITY NOTICE 11****EMALAHLENI LOCAL MUNICIPALITY****NOTICE OF APPLICATION FOR ESTABLISHMENT OF THE TOWNSHIP: RONDEBULT  
INDUSTRIA (PROPER)(SITUATED ON THE REMAINDER OF THE FARM RONDEBULT 303  
JS)**

The Emalahleni Local Municipality, hereby give notice in terms of 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.

Particulars of the application will lie for inspection during normal office hours at the Spatial Planning Section (Directorate Development Planning) 3rd Floor, Civic Centre, Mandela Avenue, **EMLAHLENI** for a period of 28 days from date of publication.

Objections to or representations in respect of the application must be lodged with or made in writing in duplicate to the Administrator at the under mentioned address or at P.O. Box 3, **WITBANK**, 1035 within a period of 28 days from date of publication.

**T. JANSEN VAN VUUREN  
ADMINISTRATOR**

Administrative Centre  
Mandela Avenue  
Emalahleni  
1035

P.O. Box 3  
**WITBANK**  
1035

Notice number: 3/2014  
Publication date: Government Gazette – 7 and 14 February 2014  
Witbank News – 7 and 14 February 2014

**ANNEXURE**

**Name of township:** Rondebult Industria (Proper)  
**Full name of applicant:** J Paul van Wyk, Urban Economists and Planners CC

**Number of erven in proposed township:**

"Industrial 2"	:	147 Erven
"Special"	:	2 Erven
"Private Park"	:	1 Erf
"Private Road"	:	1 Erf
Total	:	151 Erven

**Description of land on which the township is to be established:**

Remainder of the farm Rondebult 3030JS

**Situation of proposed township:**

The property is situated in the western part of Mpumalanga Province. It is situated west of Provincial road D432. The southern boundary is defined by the P154-2/R104 route linking the R545 with Clewer. Access is obtained of the P154-2/R104- route and Provincial road D432.

## LOCAL AUTHORITY NOTICE 12

The Nkomazi Local Municipality declares herewith in terms of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), Malelane Extension 21 to be an approved township subject to the conditions set out in the Schedule hereto.

### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY MISTY SEA TRADING 203 (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF THE PROVISIONS OF CHAPTER III (PART C) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTIONS 91 AND 120 OF THE FARM MALELANE 389 JU.**

#### CONDITIONS OF ESTABLISHMENT

**1.1. NAME**

The name of the township shall be **Malelane Extension 21**.

**1.2. DESIGN**

The township shall consist of erven and streets as indicated on **General Plan No. 1018/2010**.

**1.3. RECEIPT AND DISPOSAL OF STORMWATER**

1.3.1. The township owner shall, at the request of the Municipality, supply the Municipality with a detailed scheme including plans, cross-sections and specification as compiled by a civil engineer, approved by the Municipality, for the provision of an underground water drainage system. Such system must be designed in order to dispose of the runoff of a 1:10 year rainstorm and must ensure that the runoff of a 1:50 year be guided to the nearest defined watercourse without flooding any adjacent properties. The design of the drainage system must contain and describe aspects like tar macadamisation, kerbing and canalisation of roads as well as the provision of retaining walls if required by the Municipality.

The drainage system must, where necessary, make provision for the catchment of storm water in catchment pits from where it must be disposed of in watertight pipes in such a way that not water collections or seepage shall occur on or near the ground surface. The mentioned water pipes must be manufactured from durable material and must be approved by the Municipality. The scheme must also indicate the route and gradient of access to each individual erf from the adjoining street.

1.3.2. The township owner must construct roads according to the approved scheme at own costs and to the satisfaction of the Municipality under the supervision of a civil engineer approved by the Municipality.

1.3.3. The township owner is responsible for the maintenance of the streets to the satisfaction of the Municipality until the streets are completed according to sub clause 2.4.2 above and after retention for 12 months.

1.3.4. If the township owner fails to comply with the provisions of paragraphs 2.3.1, 2.3.2 and 2.3.3 above, the Municipality will be entitled to do the required construction at the cost of the township owner.

**1.4. REMOVAL AND/OR REPLACEMENT OF MUNICIPAL SERVICES**

If the establishment of the township results in any municipal services to be removed or replaced the costs of such removal and/or replacement must be borne by the township owner.

**1.5. REMOVAL OF REFUSE**

The township owner must at own cost remove refuse within the township to the satisfaction of the Municipality.

**1.6. RELOCATION OF ESKOM SERVICES**

If the establishment of the township results in any electrical equipment or services to be relocated the costs of such relocation must be borne by the township owner.

**1.7. RELOCATION OF TELKOM EQUIPMENT**

If the establishment of the township results in any Telkom equipment or services to be relocated the costs of such relocation must be borne by the township owner.

**1.8. SEWERAGE**

1.8.1. Comprehensive layout plans;

1.8.2. Cross sections; and

1.8.3. Specifications of materials and equipment to be used during the construction of such sewerage system.

The sewerage system must be designed by an approved professional engineer according to the specifications and standards laid down by the Municipality to the satisfaction of the Director of Technical Services.

All materials to be used for the construction of the sewerage system are subject to the approval and/or amendment of the Director of Technical Services.

**1.9. WATER**

The township owner must, at the request of the Municipality, submit a detailed scheme with plans, cross-sections and specifications for the provision of an underground drainage system, for approval.

The proposed network must make provision for a pressurised water connection for each individual erf and must be designed by a professional engineer approved by the Municipality. All materials to be used in the proposed water network must be approved by the Municipality.

**1.10. DEMOLITION OF BUILDINGS AND STRUCTURES**

The township owner must at his own expenses demolish all existing buildings and structures that are located within building restriction areas, site spaces or over common boundaries to the satisfaction of the local authority within such period as the local authority shall determine, if so required by the local authority.

**1.11. TRANSFER OF ERVEN TO THE MUNICIPALITY**

Erf 1389 (park) shall be transferred to the Municipality by the Applicant.

**1.12. TRANSFER OF ERVEN TO SECTION 21 COMPANY**

Erf 1388 shall be transferred to the Section 21 Company by the Applicant.

**1.13. DISPOSAL OF EXISTING TITLE CONDITIONS**

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following conditions that do not affect the erven in the township:

Onderworpe aan die voorwaarde opgelê kragtens artikel 9(2) van die Suid-Afrikaanse Vervoerdienstewet, 1981 (Wet No 65 van 1981) dat die hierinvermelde grond naamlik Gedeelte 56 ('n gedeelte van Gedeelte 1) van die plaas Malelane 389, Registrasie Afdeling JU, Transvaal, groot 39.3761 hektaar gehou kragtens Verdelings-transportakte No 30204/1957, nie afsondelik van mekaar sonder die skriftelike toestemming van die Suid-Afrikaanse Vervoerdienste vervreem mag word nie.

**2. CONDITIONS OF TITLE**

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

**2.1. CONDITIONS APPLICABLE TO ALL ERVEN**

2.1.1. The erven are subject to a servitude 2m wide for sewerage and other purposes in favour of the Municipality along any two boundaries other than a street boundary and, in the instance of a panhandle erf, an additional 2m wide servitude for municipal purposes over the access portion of the stand, if and when required by the Municipality – provided that the Municipality may dispose of the right to any such servitude.

2.1.2. No building or other structure shall be erected within the servitude area and no large rooted trees may be planted within the area of such servitude or within a distance of 2m thereof.

2.1.3. The Municipality is entitled to temporarily place any material excavated during the installation, maintenance or removal of a sewerage pipeline or any other works that are deemed necessary, on the land adjacent to the servitude and furthermore, the Municipality is entitled to reasonable entry to the property on which the servitude is situated for the stated purpose, on the condition that the

Municipality will be liable for any damage caused during the installation, maintenance or removal of sewerage pipelines and other works.

2.1.4. All roofing materials are subject to the approval of the Director of Technical Service of the Municipality.

2.1.5. All fences to be erected in the township must be environmentally friendly and are subject to the approval of the Director of Technical Services of the Municipality.

2.1.6. No dynamite blasting shall be done without the consent of the Director of Technical Services of the Municipality.

**2.2. CONDITIONS OF TITLE IN FAVOIR OF THIRD PARTIES TO BE REGISTERED / CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED.**

All erven with the exception of erf 1388 will be subject to the following conditions in favour of the Section 21 Company (herein after referred to as "the Association") to be created on transfer of the erven to any purchaser.

- a) "Every owner of the erf or any subdivision thereof or any interest therein shall become and shall remain a member of the Association established to safeguard and foster the interests of owners and occupiers of properties in the Township and shall be subject to the Memorandum and Articles of Association of such Owners Association until it ceases to be and owner as aforesaid. Neither the erf, nor any subdivision thereof or any interest therein shall be transferred to any person who has not bound himself to the satisfaction of the Association to become a member of such Association".
- b) "The owner of the erf or any subdivision thereof, or any interest therein, shall not be entitled to transfer the erf or any subdivision thereof or any interest without a clearance certificate from the Association that the owner has complied with the provisions of the Articles of the Association".
- c) "If so resolved unanimously by the members of the Association and the Municipality, the conditions of title relating to membership of the Association shall cease to be of force and effect".

**3. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE TOWN PLANNING SCHEME, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986.**

**3.1. ERF 1385**

Zoning:	"Residential 2"
Height:	A maximum height of three (3) storeys
Coverage:	A maximum coverage of 50%
Building lines	5 metres along street boundaries and 2 metres along other boundaries.

**3.2. ERVEN 1383, 1384 & 1386**

Zoning: "Residential 3"  
Height: A maximum height of two (2) storeys  
Coverage: A maximum coverage of 80%  
F.A.R: 0.8  
Building lines 2 metres along street boundaries and  
2 metres along other boundaries.

**3.3. ERVEN 1373-1382 & 1387**

Zoning: "Business 1" for shops, places of refreshment, restaurants, places of Public worship, places of instruction, social halls, dwelling units, informal trade, business purposes, hotels, offices and medical suites, places of amusement, public/private parking areas and dry cleaners.  
Height: A maximum height of four (4) storeys  
Coverage: A maximum coverage of 80%  
F.A.R: 3.2  
Building lines 5 metres along street boundaries and  
2 metres along the other boundaries.

**3.4. ERF 1388**

Zoning: "Special" for the purposes of access roads and access control.

**3.5. ERF 1389**

Zoning: "Public Open Space" for the purposes of a park.

**LOCAL AUTHORITY NOTICE 13****MALELANE AMENDMENT SCHEME 212**

The Nkomazi Local Municipality hereby in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme, being an amendment of the Malelane Town Planning Scheme, 1997, comprising of the same land as included in the Township Malelane Extension 21.

Map 3 and the scheme clauses of the amendment scheme are filed with the Municipal Manager, Nkomazi Local Municipality, Rotunda Circle, Malelane, 1320, and are open for inspection at all reasonable times.

The amendment is known as Malelane Amendment Scheme 212 and shall come into operation on date of publication hereof.

A copy of this notice will be provided in Afrikaans or Siswati to anyone requesting such in writing within 30 days of this notice.

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