



THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA

**Provincial Gazette
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4 DECEMBER 2015
4 DESEMBER 2015

No. 2618

We all have the power to prevent AIDS



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DEPARTMENT OF HEALTH

Prevention is the cure

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Government Printing Works

Notice submission deadlines

Government Printing Works has over the last few months implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submit your notice request.

In line with these business rules, GPW has revised the notice submission deadlines for all gazettes. Please refer to the GPW website www.gpwonline.co.za to familiarise yourself with the new deadlines.

CANCELLATIONS

Don't forget!

Cancellation of notice submissions are accepted by GPW according to the deadlines stated in the table above. Non-compliance to these deadlines will result in your request being failed. **Please pay special attention to the different deadlines for each gazette.**

Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.

Requests for cancellation must be sent by the original sender of the notice and must accompanied by the relevant notice reference number (N-) in the email body.

AMENDMENTS TO NOTICES

take note!

With effect **from 01 October**, GPW will not longer accept amendments to notices. The cancellation process will need to be followed and a new notice submitted thereafter for the next available publication date.

CUSTOMER INQUIRIES



Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While GPW deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a **2-working day turnaround time for processing notices** received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

PROOF OF PAYMENTS

REMINDER

GPW reminds you that all notice submissions **MUST** be submitted with an accompanying proof of payment (PoP) or purchase order (PO). If any PoP's or PO's are received without a notice submission, it will be failed and your notice will not be processed.

When submitting your notice request to submit.egazette@gpw.gov.za, please ensure that a purchase order (GPW Account customer) or proof of payment (non-GPW Account customer) is included with your notice submission. All documentation relating to the notice submission must be in a single email.

A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

REMINDER OF THE GPW BUSINESS RULES

- Single notice, single email – with proof of payment or purchase order.
- All documents must be attached separately in your email to GPW.
- 1 notice = 1 form, i.e. each notice must be on a separate form
- Please submit your notice **ONLY ONCE**.
- Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.

DISCLAIMER:

Government Printing Works reserves the right to apply the 25% discount to all Legal and Liquor notices that comply with the business rules for notice submissions for publication in gazettes.

National, Provincial, Road Carrier Permits and Tender notices will pay the price as published in the Government Gazettes.

For any information, please contact the eGazette Contact Centre on 012-748 6200 or email info.egazette@gpw.gov.za

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No. No.*

PROCLAMATION • PROKLAMASIE

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PROCLAMATION • PROKLAMASIE

PROCLAMATION 3 OF 2015**KWAZANELE X4**

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF SECTION 11 OF THE LESS FORMAL TOWNSHIP ESTABLISHMENT ACT, 1991 (ACT NO. 113 OF 1991) ON THE REMAINDER OF PTN 14 OF THE FARM KLIPSTAPEL 243 - IS, PROVINCE OF MPUMALANGA, BY THE HEAD OF THE DEPARTMENT, DEPARTMENT OF LOCAL GOVERNMENT, HOUSING AND LAND ADMINISTRATION OF THE MPUMALANGA PROVINCIAL GOVERNMENT (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) AND BEING THE PERSONS OR BODY WITH CONSENT OF (THE REGISTERED OWNER OF THE LAND) TO ESTABLISH A TOWNSHIP ON SUCH LAND IN ITS OWN NAME, HAS BEEN APPROVED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE APPROVAL OF THE GENERAL PLAN**(1) AUTHORIZATION FROM THE DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND TOURISM**

The township applicant shall satisfy the Department Head, Department of Local Government, Housing and Land Administration, Province of Mpumalanga that authorisation from the Department of Environmental Affairs and Tourism has been obtained and all conditions imposed by the Department has been met.

(2) AUTHORIZATION FROM THE DEPARTMENT OF WATER AFFAIRS AND FORESTRY

The township applicant would satisfy the Head of The Department, Department of Local Government, Housing and Land Administration, Province of Mpumalanga that the authorization of the Department of Water Affairs and Forestry has been obtained that all conditions as imposed by the Department has been met.

(3) GENERAL

(a) The township applicant shall make the necessary arrangements to ensure that -

- (i) street names have been -
 - (aa) allocated by the township applicant;
 - (bb) approved by the local authority; and
 - (cc) shown on the general plan.

(b) The township applicant shall comply with the provisions of section 19(9)(a) of the Less Formal Township Establishment Act, 1991 (Act No. 113 of 1991).

2. CONDITIONS TO BE COMPLETED WITH PRIOR TO THE REGISTRATION OF THE TOWNSHIP

(1) MINERAL RIGHTS

The township applicant shall at its own expense cause all rights to minerals to be severed from the ownership of the land and to be reserved in a separate Certificate of Mineral Rights.

(2) GENERAL

(a) The township applicant shall make the necessary arrangements to ensure that -

- (i) the consent has been obtained of the mineral rights holders/-lease
- (ii) the mineral rights in respect of the land on which the township is being established have been expropriated; and

(b) The township applicant shall comply with provisions of section 19(9)(b) of the Less Formal Township Establishment Act, 1991 (Act No. 113 of 1991).

4. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Kwazanele Extension 4.

(2) LAYOUT / DESIGN

The township shall consist of erven and streets as indicated on Layout Plan No. LG 20/9/1

(3) ACCESS

- (a) Ingress from Provincial Roads P26-4 and P26-5 to the township and egress to Provincial Roads P26-4 and P26-5 from the township shall be restricted to the junction / intersection of the street adjacent to erf 2924 with the said road.
- (b) The township applicant shall at its own expense, submit a geometric design layout plan (scale 1:500) of the ingress and egress point referred to in (a) above, and specifications for the construction of the access, to: The Department Head, Department of Public Works and Roads (Roads Branch), for approval. The township applicant shall after approval of the layout and specifications, construct the said ingress and egress point at its own expense to the satisfaction of: The Department Head, Department of Public Works and Roads (Roads Branch).

(4) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township applicant shall arrange for the drainage of the township to fit in with that of Provincial Roads P26-4 and P26-5 and for all stormwater running off or being diverted from the road to be received and disposed of.

(5) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES

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

(6) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING POST OFFICE / TELKOM PLANT

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing Telkom plant, the cost thereof shall be borne by the township applicant.

(7) REMOVAL, REPOSITION, MODIFICATION OR REPLACEMENT OF EXISTING ESKOM POWER LINES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing power lines or ESKOM plant, the cost thereof shall be borne by the township applicant.

(8) LAND USE CONDITIONS**(a) CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE LESS FORMAL TOWNSHIP ESTABLISHMENT ACT, 1991 (ACT NO. 113 OF 1991)**

All erven, with the exception of the erven mentioned in clause 4(1), shall be subject to the following conditions, imposed by the Premier in terms of the provisions of the Less Formal Township Establishment Act, 1991 (Act No. 113 of 1991).

(i) ALL ERVEN

(aa) The use of the erf is as defined and subject to such conditions as are contained in the Land Use Conditions in the appendix attached hereto : Provided that on the date on which a town-planning scheme relating to the erf comes into force the rights and obligations contained in such scheme shall supersede those contained in the aforesaid Land Use Conditions.

(bb) The use zone of the erf can on application and after consultation with the local authority concerned, be altered by the Premier on such terms as he may determine and subject to such conditions as he may impose.

(ii) ERVEN 2550 TO 2562, 2564 TO 2570, 2572 TO 2578, 2581 TO 2587, 2589 TO 2595, 2598 TO 2604, 2607 TO 2613, 2616 TO 2622, 2625 TO 2630 AND 2967 TO 2972

Proposals to overcome detrimental soil conditions to the satisfaction of the local authority shall be contained in all building plans submitted for approval and all building shall be erected in accordance with the precautionary measures accepted by the local authority.

(iii) ERVEN 2550 TO 2562, 2564 TO 2570, 2572 TO 2578, 2581 TO 2587, 2589 TO 2595, 2598 TO 2604, 2607 TO 2613, 2616 TO 2622 AND 2625 TO 2630

In order to overcome the proven detrimental soil conditions on the erf, the foundations and other structural aspects of the building shall be designed by a competent professional engineer and the details of such design shall be shown on the building plans submitted to the local authority for approval.

- (iii) **ERVEN 2215 TO 2242, 2245 TO 2315, 2317 TO 2387, 2391 TO 2547, 2549 TO 2686, 2688 TO 2726, 2728 TO 2749, 2752 TO 2923, 2925 TO 2966**

The use zone of the erf shall be "Residential".

- (iv) **ERVEN 2316, 2548 AND 2687**

The use zone of the erf shall be "Business".

- (v) **ERVEN 2214, 2243, 2388, 2389, 2390, 2750, 2751 AND 2924**

The use zone of the erf shall be "Community facility".

- (vi) **ERF 2727**

The use zone of the erf shall be "Municipal".

- (vii) **ERVEN 2967 TO 2972**

The use zone of the erf shall be "Public open space".

- (viii) **ERF 2244**

The use zone of the erf shall be "Municipal" ; Provided that the erf shall be used solely for the purpose of a cemetery and for purpose incidental thereto.

- (ix) **ERVEN 2244, 2254, 2255, 2293, 2347, 2350, 2351, 2354, 2355, 2358, 2376 TO 2384 AND 2971**

Ingress to and egress from the erf shall not be permitted along the eastern boundary of the erf.

- (x) **ERF 2924**

Ingress to and egress from the erf shall be permitted from point C to D along the line of no access.

(b) CONDITIONS IMPOSED BY THE CONTROLLING AUTHORITY IN TERMS OF THE ADVERTISING ON ROADS AND RIBBON DEVELOPMENT ACT, 1940 (ACT NO. 21 OF 1940)

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

(i) ERVEN 2817 TO 2826, 2831 TO 2841, 2851 TO 2853, 2870, 2871, 2873, 2886 TO 2889, 2905 TO 2912, 2921 TO 2924 AND 2970

#21a

(aa) The registered owner of the erf shall erect a physical barrier consisting of a 1.3 m high wire fence, or a barrier of such other material, as may be approved by the local authority, in accordance with the most recent standards of: The Department Head, Department of Public Works and Roads (Roads Branch) before or during development of the erf along the boundary thereof abutting of Provincial Roads P26-4 and P26-5 to the satisfaction of the local authority and shall maintain such fence to the satisfaction of the local authority : Provided that the local authority shall have the right, after consultation with the The Department Head, Department of Public Works and Roads (Roads Branch) to permit conditionally the erection of a 2 m high security fence in accordance with the most recent standards of the The Department Head, Department of Public Works and Roads (Roads Branch).

(bb) Except for the physical barrier referred to in subclause (aa) above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16 m in respect of single storeyed structures and 30 m in respect of multi-storeyed structures from the reserve boundary of Provincial Roads P26-4 and P26-5 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the The Department Head, Department of Public Works and Roads (Roads Branch).

(cc) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Roads P26-4 and P26-5 : Provided that the The Department Head, Department of Public Works and Roads (Roads Branch) may grant written permission for access subject to such conditions as the Administration may determine.

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

(1) LAND FOR PUBLIC / MUNICIPAL PURPOSE

The following erven shall be transferred to the local authority by and at the expense of the township applicant :

- (a) Public open space : Erven 2967 to 2972
- (b) Municipal : Erf 2924

(2) INSTALLATION AND PROVISION OF SERVICES

The township applicant shall install and provide appropriate, affordable and upgradable internal and external services in or for the township to the satisfaction of the Premier.

(3) DEMOLITION OF BUILDINGS AND STRUCTURES

The township applicant shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

6. CONDITIONS OF TITLE

(1) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals and real rights, but excluding the electricity servitude in favour of Eskom registered in terms of Notarial Deed of Servitude No. K _____ / 19 ____
_____ S as Indicated on Servitude Diagram S. G. No. A _____ / 19 _____, which affects erf 2924 in the township only.

(2) CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE LESS FORMAL TOWNSHIP ESTABLISHMENT ACT, 1991 (ACT NO. 113 OF 1991)

The erven mentioned hereunder shall be subject to the conditions as indicated

(a) ALL ERVEN WITH THE EXCEPTION OF ERVEN 2967 TO 2972

- (i) The erf is subject to -
 - (aa) a servitude 3 metres wide along the street boundary;
 - (bb) a servitude 2 metres wide along the rear (mid block) boundary; and
 - (cc) servitudes along the side along boundaries with an aggregate width of 3 metres and a minimum width of 1 metre, in favour of the local authority for sewerage and other municipal purpose and, in the case of a panhandle erf, an additional servitude for municipal purposes 1 metre wide across the access portion 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.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1 metres thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as is, 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.

IMPORTANT

Information

from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.

RULES

GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address submit.egazette@gpw.gov.za. This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – www.gpwonline.co.za)
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email info.egazette@gpw.gov.za)
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.



eGazette



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