



THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

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

Vol. 23

NELSPRUIT
20 MAY 2016
20 MEI 2016

No. 2695

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ISSN 1682-4518



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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 be 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



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.

IMPORTANT NOTICE:

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PROCLAMATION • PROKLAMASIE

PROCLAMATION 14 OF 2016

CONDITIONS OF ESTABLISHMENT FOR ETHANDAKUKHANYA EXTENSION 10

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY MKHONDO LOCAL MUNICIPALITY (HEREIN AFTER REFERRED TO AS "THE APPLICANT") IN TERMS OF THE PROVISIONS OF CHAPTER C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 1 OF THE FARM PIET RETIEF TOWN AND TOWNLANDS NO. 149 HT, MPUMALANGA PROVINCE, HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP IN TERMS OF THE PROVISIONS OF SECTION 110 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ESTABLISHMENT FOR TOWNSHIP (HEREIN REFERRED TO AS ORDINANCE OF 1986)

1.1 CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)

1.1.1 NAME

The name of the Township shall be **ETHANDAKUKHANYA EXTENSION 10**.

1.1.2 TOWNSHIP LAYOUT

The township shall consist of erven and streets as indicated on the **LAYOUT PLAN: SD/ MANG-A**.

1.1.3 PROVISION OF ENGINEERING SERVICES

All engineering services provisions to the township shall take place in terms of the provisions of Chapter V of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) and also according to the municipal council decision.

1.1.4 DISPOSAL OF EXISTING TITLE CONDITIONS

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals except for the following conditions that will not be transferred to the individual erven:

The property hereby transferred is further subjected to the following conditions imposed by and in favor of the Town Council of **MKHONDO**:

1.1.5 LAND FOR PUBLIC, MUNICIPAL & NATIONAL PURPOSES

The following erven shall be transferred to the **Mkhondo Municipality**:

Municipal: Erven 10770, 10850, 10856, 10861, 10888, 10972, 11071 & 11249

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Public Open Spaces: **Erven 11406 – 11410**

The following erven shall be transferred to the **Mpumalanga Department of Health & Social Services**:

Clinic: **Erf 10791**
Creches: **Erven 10475 & 11190**

The following erven shall be transferred to the **Mpumalanga Department of Education**:

Primary School: **Erf 10474**
Secondary School: **Erf 11371**

2. CONDITIONS OF TITLE

The erven mentioned below shall be subject to the servitudes indicated on the general plan and the conditions as imposed by **MKHONDO MUNICIPALITY** in terms of the provisions of the Town-Planning and Townships Ordinance, 1986, (Ordinance No. 15 of 1986):

2.1 ALL ERVEN

- (a) The erf shall be subject to a servitude, 2m wide for sewer and other municipal purposes in favor of the **MKHONDO MUNICIPALITY** along any two (2) erf boundaries, excluding a street boundary and in case of a panhandle erf an additional servitude for municipal purposes, 2m wide over the access portion of the erf, as and when required by the Municipality provided that the Municipality may waive the requirement for the registration of such a servitude.
- (b) No buildings or other structures may be erected within the servitude area and no large rooted trees may be planted within a distance of 2m from such servitude area.
- (c) The Municipality has the right to temporarily store any material on the land excavated by it during the installation, maintenance or removal of such sewer pipe lines and other works that it deemed necessary, provided that the Municipality shall be liable for the payment of compensation for any damage caused by it during the construction, maintenance or removal of such sewer pipe lines and other works.

3. CONDITIONS TO BE IMPOSED AND INCLUDED IN TITLE DEEDS OF ERVEN IN THE TOWNSHIP.

(1) ERVEN AFFECTED BY THE FLOODLINE

Erven **11407-11409** are affected by the:

- (a) 1:100 year floodline as indicated on the proposed Layout Plan; and
- (b) 1:50 year floodline which coincides with the 1:100 year floodline.

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The following are applicable:

(i) **Restrictions**

- (aa) No building, structure or improvement of any nature shall be erected or effected on that part of the erf affected by the flood area: Provided that the **MKHONDO MUNICIPALITY** may consent to the erection or effecting of buildings, structures or improvements thereon;
- (bb) No terracing or other changes within the floodplain shall be carried out unless with the approval of the **MKHONDO MUNICIPALITY** or proposals and certified by a professional engineer;

(ii) **Exclusion**

The above restrictions must not be construed as a *de facto* approval for any existing structure or improvement erected or effected on the erf.

(iii) **Exemption**

Irrespective of any of the above or any approvals provided, the State and the **MKHONDO MUNICIPALITY** are exempt from any claims or loss or damage caused by the flooding of the erf or any building, structure or improvement erected or effected thereon.

(2) **MUNICIPAL SERVITUDES**

The following servitudes shall be imposed:

ALL ERVEN, WITH THE EXCEPTION OF 11406-11410, 11412 & 11791

(a) The erf is subject to:

- a servitude **3 meters** wide along the street boundary;
- a servitude **2 meters** wide along the rear (mid block) boundary; and
- a servitude along the side boundaries with an aggregate width of 3 meters and a minimum width of **1 meter**.

All in favor of the **MKHONDO MUNICIPALITY** for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes **1 meter** wide across the access portion of the erf, if and when required by the **MKHONDO MUNICIPALITY**: Provided that the **MKHONDO MUNICIPALITY** may relax or grant exemption from the required servitudes.

- (a) No building or other structure shall be erected within the aforesaid

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servitude area and no large-rooted trees shall be planted within the area of such servitude or within **1 meter** thereof.

- (b) The **MKHONDO MUNICIPALITY** shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude material as may be excavated by it during the course of the construction, maintenance and 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 purposes, 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 **MKHONDO MUNICIPALITY**.

4. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN-PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE "APPLICABLE TOWN-PLANNING SCHEME, 1997," IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986

4.1 RESIDENTIAL 1 ZONE

Erven 10361-10473, 10476-10769, 10771-10790, 10792-10849, 10851-10855, 10857, 10858, 10860, 10862-10887, 10889-10971, 10973-11059, 11061-11070, 11072-11125, 11127-11189, 11191-11248, 11250-11370, 11372-11405 are zoned "**Residential 1**" with density of one dwelling unit per erf as per applicable Town Planning Scheme.

4.2. CHURCHES

Erven 10859, 11060 & 11126 are zoned for "**Community Facility**" purposes as per applicable Town Planning Scheme

4.3. MUNICIPAL

Erven 10770, 10850, 10856, 10861, 10888, 10972, 11071 & 11249 are zoned for "**Institutional**" purposes as per Applicable Town Planning Scheme.

4.4. CRÈCHES

Erven 10475 & 11190 are zoned for "**Community Facility**" purposes as per Applicable Town Planning Scheme.

4.5 CLINIC

Erf 10791 is zoned "**Institutional**" purposes as per Applicable Town Planning Scheme.

4.6. SCHOOLS

Erven 10474 & 11371 are zoned as "**Educational**" as per the Applicable Town Planning Scheme.

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4.7. PUBLIC OPEN SPACES

Erven 11406, 11407, 11408, 11409, 11410 are zoned as "Public Open Spaces" as per the Applicable Town Planning Scheme.

5. RESIDENTIAL 1 (USED ZONE 1)

All residential Erven shall be zoned Residential 1 and with the special consent of the Local Authorities in terms of Clause 13/14 of the Applicable Planning Scheme, 1981 used at a density of one dwelling unit per ha, subject to the following conditions:

- a) Not more than 20 dwelling units per hectare shall be erected on the erven
- b) The height of the building shall not exceed 2 stories
- c) All part of the erf upon which motor vehicles may move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Mkhondo Local Municipality.
- d) Entrance to and exit from the erf shall be located, constructed and maintained to the satisfaction of the Mkhondo Local Municipality.

6. OTHER GENERAL CONDITIONS

- 4.1 During the development phase of the township, a wall (± 2 Meters high) must be constructed around the area in order to prevent people and vehicles from entering.
- 4.2 No buildings shall be erected on the said property before plans complying with the Building by-laws of the Council of MKHONDO shall first have been submitted to and approved of by the said Council.
- 4.3 The type of sanitation to be installed shall first be approved of by the Town Council of MKHONDO.
- 4.4 No pits shall be dug on the property unless such pits are drained to the satisfaction of the Council.
- 4.5 Should the Municipality of MKHONDO require any gravel for the construction or maintenance of any Roads bordering on the said property, the Council shall have the right to obtain such gravel from the said portion.
- 4.6 No wells or boreholes shall be sunk on any of the farms unless the location or such wells or boreholes shall have been approved by the Council."
- 4.7 Speed humps must be developed to slow down fast traffic especially on the 20m and 16m streets.
- 4.8 Servitudes lines provided should be maintained as indicated on the layout plan.
- 4.9 Only the approved access streets must be used for vehicles.

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4.10 Streets naming must be done by the council of MKHONDO LOCAL MUNICIPALITY

7. LAND USE MANAGEMENT SYSTEM

The envisaged Land Use Management System will supersede the Conditions of Establishment as soon as it is promulgated.

Printed by and obtainable from the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001.
Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065

Also available at the **Provincial Legislature: Mpumalanga**, Private Bag X11289, Room 114, Civic Centre Building,
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