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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.

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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.

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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 17 OF 2016**EMALAHLENI LOCAL MUNICIPALITY**
PROCLAMATION OF THE TOWNSHIP PRESIDENT PARK EXTENSION 6

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 President Park Extension 6 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 SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE 15 OF 1986) ON PORTION 234 OF THE FARM ZEEKOEWEATER 311JS, PROVINCE OF MPUMALANGA, BY THE PORTUGUESE CLUB (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) TO ESTABLISH A TOWNSHIP ON SUCH LAND IN ITS OWN NAME HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township will be President Park (Emalahleni) Extension 6.
- (2) **LAYOUT / DESIGN**
The township will consist of erven and streets as indicated on the General Plan SG No. 412/2014.
- (3) **ACCESS**
 - (a) Ingress from Mandela Avenue to the township and egress to Mandela Avenue from the township will be restricted to the access point on Erf 22 with the said roads as indicated on the Layout Plan.
 - (b) The township applicant, will at its own expense, submit a geometric design layout plan (scale 1:500) of the ingress and egress points referred to in (a) above, and specifications for the construction of the accesses, to the local authority for approval. The township applicant will after approval of the layout and specifications, construct the said ingress and egress points at its own expense to the satisfaction of the local authority.
- (4) **ACCEPTANCE AND DISPOSAL OF STORM WATER**
The township applicant will arrange for the drainage of the township to fit in with that of Mandela Avenue and for all storm water running off or being diverted from the roads to be received and disposed of.
- (5) **ERECTION OF FENCE OR OTHER PHYSICAL BARRIER**
The township applicant will at its own expense, erect a fence or other physical barrier on the boundaries of the Erven 20 - 22 in the township abutting on Mandela Avenue to the satisfaction of the local authority, as and when required to do so and the township applicant will maintain such fence or physical barrier in good order and repair.
- (6) **REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING 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 will 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 rural power lines of ESKOM, the cost thereof will be borne by the township applicant.

(8) LAND USE CONDITIONS

(a) CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986)

The erven, mentioned hereunder, will be subject to the conditions indicated, imposed by the Premier in terms of the provisions of the Town Planning and Townships Ordinance 1986 (Ordinance 15 of 1986).

(i) ALL ERVEN

The use of the erf is as defined and subject to such conditions as are contained in the Land Use Conditions in the Emalahleni Land Use Management Scheme, 2010 (as amended).

(ii) ERVEN 20-22

The use zone of the erven will be "Business 2"

(iii) ERVEN 18 AND 19

The use zone of the erven will be "Private Park"

(b) ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above, the under mentioned erven will be subject to the conditions as indicated;

(i) ERF 20

Ingress to and egress from the erf will not be permitted along the boundary thereof abutting on Mandela Avenue except at the access points in Nita Avenue as indicated on the layout plan.

(9) 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 under mentioned erven will be subject to the conditions as indicated.

(a) ERF 20-22

(aa) Except for the physical barrier referred to in clause 5 above, a swimming bath or any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land will be erected nor will anything be constructed or laid under or below the surface of the erf within a distance less than 16 m in respect of single storey structures and 30 m in respect of multi-storeyed structures from the reserve boundary of Mandela Avenue nor will any alteration or addition to any existing structure or building situated within such distance of the said boundaries be made except with the consent in writing of the local authority.

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

(1) INSTALLATION AND PROVISION OF SERVICES

The township applicant will install and provide all internal and external services in or for the township as provided for in the services agreement or by a decision of a services arbitration board, as the case may be.

(2) AGREEMENT TO BE REACHED WITH SANRAL

SANRAL provided the following conditions that need to be adhered to before the erven in the township becomes registrable:

- (a) The Paul Sauer extension over the N4 linking with Tswelopele Street to be constructed as an additional Class 3 mobility route before any development in President Park Extension 6 can take place to accommodate local traffic across the N4, or provided that the funding for the upgrade is made available by the local municipality.
- (b) An agreement needs to be reached with SANRAL regarding the need for contributions to the N4 development trust or similar fund for N4 road upgrading.

(3) REGISTRATION OF SERVITUDES

The township applicant shall at its own expense cause the following servitude to be registered over the following properties:

- (a) Erven 20, 21 and 22 will be subject to a 13m right of way servitude in favour of the general public.

5. CONDITIONS OF TITLE

(1) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven will be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals and real rights, but excluding the following rights in terms of Deed of Transfer T 104566/1998–

- (a) the following servitudes which do not affect the township area because of location thereof:

“A Die voormalige Resterende Gedeelte van Gedeelte 121('n gedeelte van Gedeelte 2) van die gemelde plaas ZEEKOEWATER 311- Registrasie Afdeling J.S., Provinsie van Mpumalanga, groot 301,6531 hektaar (waarvan daardie deel van die eiendom hieronder gebou geletter a C b a op die aangehegte Kaart L.G. nr A 6126/1987 'n gedeelte uitmaak) is:

- a. onderworpe aan 'n servituut 3,15 meter wyd ten gunste van ESKOM en die VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED om elektrisiteit en water oor, in en onder die eiendom te vervoer, soos meer ten volle sal blyk uit Notariële Akte nr 419/1925S en welke servituut word op Kaart L.G. nr A 5888/45 geheg aan Akte van Transport nr T7790/1947 deur die lyn a b c d e.
- b. Onderhewig aan die reg aan ESKOM verleen om elektrisiteit oor die gesegde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit Notariële Akte nr K 3749/1981S.

B Die resterende Gedeelte van Gedeelte 121 ('n gedeelte van Gedeelte 2) van die plaas ZEEKOEWATER 311, Registrasie Afdeling J.S., Provinsie van Mpumalanga, groot 299,5217 hektaar (waarvan daardie deel van die eiendom hieronder gehou geletter a C b a op die aangehegte Kaart L.G. nr A 6126/1987 'n gedeelte uitmaak) is onderhewig aan die reg aan ESKOM verleen om elektrisiteit oor die gemelde eiendom te vervoer, tesame met bykomende regte, en onderhewig aan voorwaardes soos meer volledig sal blyk uit Notariële Akte nr K 1271/1982S.

C Die voormalige Resterende Gedeelte van Gedeelte 2 van die gemelde plaas ZEEKOEWATER, groot as sulks 1706,2774 hektaar (waarvan daardie gedeelte van die eiendom hieronder aangetoon deur die figuur A B a b D A op die aangehegte Kaart L.G. nr A 6126/1987 'n gedeelte uitmaak) is onderworpe aan 'n servituut 3,05 meter wyd ten gunste van ESKOM en die VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED om elektrisiteit en water oor, in en onder die eiendom te vervoer, soos meer ten volle sal blyk uit Notariële Akte nr 419/1925A en welke servituut aangetoon word op Kaart L.G. nr A 5887/45 geheg aan Akte van Transport nr T 7789/1947 deur die lyn a b c.

- D Sekere Gedeelte 120 ('n gedeelte van Gedeelte 2) van die gemelde plaas ZEEKOEWATER (waarvan daardie gedeelte van die eiendom hieronder gehou aangetoon deur die figuur A B a b D A op die aangehegde Kaart L.G. nr A 6126/1987 'n gedeelte uitmaak) is onderhewig aan 'n ewigdurende servituut vir 'n waterpypleyn, kraglyn en weëreg met bykomende regte ten gunste van die Munisipaliteit van Witbank, soos meer ten volle sal blyk uit Notariële Akte nr 18/1959S gedateer 25 Augustus 1958 en geregistreer op 13 Januarie 1959.
- E Die voormalige Resterende Gedeelte van Gedeelte 120 ('n gedeelte van Gedeelte 2) van die gemelde plaas ZEEKOEWATER, groot 193,9143 hektaar (waarvan daardie gedeelte van die eiendom hieronder gehou aangetoon deur die figuur A B a b D A op die aangehegde Kaart L.G. nr A 6126/1987 'n gedeelte uitmaak) is onderhewig aan 'n ewigdurende servituut ten gunste van ESKOM om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte, soos meer volledig sal blyk uit Notariële Akte nr K 1099/1981 S en geregistreer op 13 April 1981.
6. CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986)
All erven, with the exception of Erven 18 and 19 will be subject to the following conditions, imposed by the Premier in terms of the provision of the Town Planning and Townships Ordinance 1986, (Ordinance 15 of 1986).
- (i) The erf is subject to -
 - (aa) a servitude 5 metres wide along the street boundary and 16 metres wide along Mandela Avenue;
 - (bb) a servitude 2 metres wide along the rear (mid block) boundary; and
 - (cc) servitudes along the side boundaries with a width of 3 metres for multi storeys and 2 metres for single storeys, in favour of the Local Authority for sewerage and other municipal purposes 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 any of the required servitudes.
 - (dd) The height of the buildings on the site will be restricted to 3 storeys, the coverage to 50%, the floor area ratio to 0.6 and provision for parking according to an approved site development plan, provided that the local authority may relax or grant exemption from any of the development parameters after the submission and approval of a site development plan.
 - (ii) No building or other structure will be erected within the aforesaid servitude area and no large-rooted trees will be planted within the area of such servitude or within 1 metre thereof.
 - (iii) The Local Authority will 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 will 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.

EMALAHLENI LOCAL MUNICIPALITY
NOTICE OF APPROVAL OF EMALAHLENI AMENDMENT SCHEME 2114

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 PRESIDENT PARK EXTENSION 6.

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 Municipal Manager, Emalahleni Local Municipality and are open for inspection at all reasonable times. This amendment is known as Emalahleni Amendment Scheme 2114 and shall come into operation on date of publication of this notice.

T JANSEN VAN VUUREN
MUNICIPAL MANAGER

Civic Centre

Mandela Street

eMALAHLENI

1035

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