



THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA

Provincial Gazette Provinsiale Koerant

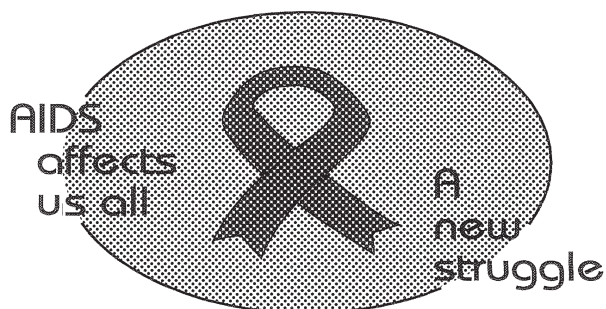
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Vol. 24

NELSPRUIT
22 DECEMBER 2017
22 DESEMBER 2017

No. 2884

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
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DEPARTMENT OF HEALTH

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No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

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Closing times for **ORDINARY WEEKLY** 2017

MPUMALANGA PROVINCIAL GAZETTE

*The closing time is **15:00** sharp on the following days:*

- **29 December**, Thursday, for the issue of Friday **06 January 2017**
- **06 January**, Friday, for the issue of Friday **13 January 2017**
- **13 January**, Friday, for the issue of Friday **20 January 2017**
- **20 January**, Friday, for the issue of Friday **27 January 2017**
- **27 January**, Friday, for the issue of Friday **03 February 2017**
- **03 February**, Friday, for the issue of Friday **10 February 2017**
- **10 February**, Friday, for the issue of Friday **17 February 2017**
- **17 February**, Friday, for the issue of Friday **24 February 2017**
- **24 February**, Friday, for the issue of Friday **03 March 2017**
- **03 March**, Friday, for the issue of Friday **10 March 2017**
- **10 March**, Friday, for the issue of Friday **17 March 2017**
- **16 March**, Thursday, for the issue of Friday **24 March 2017**
- **24 March**, Friday, for the issue of Friday **31 March 2017**
- **31 March**, Friday, for the issue of Friday **07 April 2017**
- **07 April**, Friday, for the issue of Friday **14 April 2017**
- **12 April**, Wednesday, for the issue of Friday **21 April 2017**
- **20 April**, Thursday, for the issue of Friday **28 April 2017**
- **26 April**, Wednesday, for the issue of Friday **05 May 2017**
- **05 May**, Friday, for the issue of Friday **12 May 2017**
- **12 May**, Friday, for the issue of Friday **19 May 2017**
- **19 May**, Friday, for the issue of Friday **26 May 2017**
- **26 May**, Friday, for the issue of Friday **02 June 2017**
- **02 June**, Friday, for the issue of Friday **09 June 2017**
- **09 June**, Friday, for the issue of Friday **16 June 2017**
- **15 June**, Thursday, for the issue of Friday **23 June 2017**
- **23 June**, Friday, for the issue of Friday **30 June 2017**
- **30 June**, Friday, for the issue of Friday **07 July 2017**
- **07 July**, Friday, for the issue of Friday **14 July 2017**
- **14 July**, Friday, for the issue of Friday **21 July 2017**
- **21 July**, Friday, for the issue of Friday **28 July 2017**
- **28 July**, Friday, for the issue of Friday **04 August 2017**
- **03 August**, Thursday, for the issue of Friday **11 August 2017**
- **11 August**, Friday, for the issue of Friday **18 August 2017**
- **18 August**, Friday, for the issue of Friday **25 August 2017**
- **25 August**, Friday, for the issue of Friday **01 September 2017**
- **01 September**, Friday, for the issue of Friday **08 September 2017**
- **08 September**, Friday, for the issue of Friday **15 September 2017**
- **15 September**, Friday, for the issue of Friday **22 September 2017**
- **21 September**, Thursday, for the issue of Friday **29 September 2017**
- **29 September**, Friday, for the issue of Friday **06 October 2017**
- **06 October**, Friday, for the issue of Friday **13 October 2017**
- **13 October**, Friday, for the issue of Friday **20 October 2017**
- **20 October**, Friday, for the issue of Friday **27 October 2017**
- **27 October**, Friday, for the issue of Friday **03 November 2017**
- **03 November**, Friday, for the issue of Friday **10 November 2017**
- **10 November**, Friday, for the issue of Friday **17 November 2017**
- **17 November**, Friday, for the issue of Friday **24 November 2017**
- **24 November**, Friday, for the issue of Friday **01 December 2017**
- **01 December**, Friday, for the issue of Friday **08 December 2017**
- **08 December**, Friday, for the issue of Friday **15 December 2017**
- **15 December**, Friday, for the issue of Friday **22 December 2017**
- **20 December**, Wednesday, for the issue of Friday **29 December 2017**

LIST OF TARIFF RATES FOR PUBLICATION OF NOTICES

COMMENCEMENT: 1 APRIL 2016

NATIONAL AND PROVINCIAL

Notice sizes for National, Provincial & Tender gazettes 1/4, 2/4, 3/4, 4/4 per page. Notices submitted will be charged at R1000 per full page, pro-rated based on the above categories.

Pricing for National, Provincial - Variable Priced Notices		
Notice Type	Page Space	New Price (R)
Ordinary National, Provincial	1/4 - Quarter Page	250.00
Ordinary National, Provincial	2/4 - Half Page	500.00
Ordinary National, Provincial	3/4 - Three Quarter Page	750.00
Ordinary National, Provincial	4/4 - Full Page	1000.00

EXTRA-ORDINARY

All Extra-ordinary National and Provincial gazette notices are non-standard notices and attract a variable price based on the number of pages submitted.

The pricing structure for National and Provincial notices which are submitted as **Extra ordinary submissions** will be charged at **R3000** per page.

GOVERNMENT PRINTING WORKS - BUSINESS RULES

The **Government Printing Works (GPW)** has established rules for submitting notices in line with its electronic notice processing system, which requires the use of electronic *Adobe Forms*. Please ensure that you adhere to these guidelines when completing and submitting your notice submission.

CLOSING TIMES FOR ACCEPTANCE OF NOTICES

1. The *Government Gazette* and *Government Tender Bulletin* are weekly publications that are published on Fridays and the closing time for the acceptance of notices is strictly applied according to the scheduled time for each gazette.
2. Please refer to the Submission Notice Deadline schedule in the table below. This schedule is also published online on the Government Printing works website www.gpwonline.co.za

All re-submissions will be subject to the standard cut-off times.

All notices received after the closing time will be rejected.

Government Gazette Type	Publication Frequency	Publication Date	Submission Deadline	Cancellations Deadline
National Gazette	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 days prior to publication
Regulation Gazette	Weekly	Friday	Friday 15h00, to be published the following Friday	Tuesday, 15h00 - 3 days prior to publication
Petrol Price Gazette	As required	First Wednesday of the month	One week before publication	3 days prior to publication
Road Carrier Permits	Weekly	Friday	Thursday 15h00, to be published the following Friday	3 days prior to publication
Unclaimed Monies (justice, labour or lawyers)	January / As required 2 per year	Any	15 January / As required	3 days prior to publication
Parliament (acts, white paper, green paper)	As required	Any		3 days prior to publication
Manuals	As required	Any	None	None
State of Budget (National Treasury)	Monthly	Any	7 days prior to publication	3 days prior to publication
Legal Gazettes A, B and C	Weekly	Friday	One week before publication	Tuesday, 15h00 - 3 days prior to publication
Tender Bulletin	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 days prior to publication
Gauteng	Weekly	Wednesday	Two weeks before publication	3 days after submission deadline
Eastern Cape	Weekly	Monday	One week before publication	3 days prior to publication
Northern Cape	Weekly	Monday	One week before publication	3 days prior to publication
North West	Weekly	Tuesday	One week before publication	3 days prior to publication
KwaZulu-Natal	Weekly	Thursday	One week before publication	3 days prior to publication
Limpopo	Weekly	Friday	One week before publication	3 days prior to publication
Mpumalanga	Weekly	Friday	One week before publication	3 days prior to publication
Gauteng Liquor License Gazette	Monthly	Wednesday before the First Friday of the month	Two weeks before publication	3 days after submission deadline
Northern Cape Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 days after submission deadline
National Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 days after submission deadline
Mpumalanga Liquor License Gazette	2 per month	Second & Fourth Friday	One week before	3 days prior to publication

GOVERNMENT PRINTING WORKS - BUSINESS RULES

EXTRAORDINARY GAZETTES

3. *Extraordinary Gazettes* can have only one publication date. If multiple publications of an *Extraordinary Gazette* are required, a separate Z95/Z95Prov *Adobe* Forms for each publication date must be submitted.

NOTICE SUBMISSION PROCESS

4. Download the latest *Adobe* form, for the relevant notice to be placed, from the **Government Printing Works** website www.gpwonline.co.za.
5. The *Adobe* form needs to be completed electronically using *Adobe Acrobat / Acrobat Reader*. Only electronically completed *Adobe* forms will be accepted. No printed, handwritten and/or scanned *Adobe* forms will be accepted.
6. The completed electronic *Adobe* form has to be submitted via email to submit.egazette@gpw.gov.za. The form needs to be submitted in its original electronic *Adobe* format to enable the system to extract the completed information from the form for placement in the publication.
7. Every notice submitted **must** be accompanied by an official **GPW** quotation. This must be obtained from the *eGazette* Contact Centre.
8. Each notice submission should be sent as a single email. The email **must** contain **all documentation relating to a particular notice submission**.
 - 8.1. Each of the following documents must be attached to the email as a separate attachment:
 - 8.1.1. An electronically completed *Adobe* form, specific to the type of notice that is to be placed.
 - 8.1.1.1. For *National Government Gazette* or *Provincial Gazette* notices, the notices must be accompanied by an electronic Z95 or Z95Prov *Adobe* form
 - 8.1.1.2. The notice content (body copy) **MUST** be a separate attachment.
 - 8.1.2. A copy of the official **Government Printing Works** quotation you received for your notice .
(Please see *Quotation* section below for further details)
 - 8.1.3. A valid and legible Proof of Payment / Purchase Order: **Government Printing Works** account customer must include a copy of their Purchase Order. **Non-Government Printing Works** account customer needs to submit the proof of payment for the notice
 - 8.1.4. Where separate notice content is applicable (Z95, Z95 Prov and TForm 3, it should **also** be attached as a separate attachment. (Please see the *Copy Section* below, for the specifications).
 - 8.1.5. Any additional notice information if applicable.
9. The electronic *Adobe* form will be taken as the primary source for the notice information to be published. Instructions that are on the email body or covering letter that contradicts the notice form content will not be considered. The information submitted on the electronic *Adobe* form will be published as-is.
10. To avoid duplicated publication of the same notice and double billing, Please submit your notice **ONLY ONCE**.
11. Notices brought to **GPW** by "walk-in" customers on electronic media can only be submitted in *Adobe* electronic form format. All "walk-in" customers with notices that are not on electronic *Adobe* forms will be routed to the Contact Centre where they will be assisted to complete the forms in the required format.
12. Should a customer submit a bulk submission of hard copy notices delivered by a messenger on behalf of any organisation e.g. newspaper publisher, the messenger will be referred back to the sender as the submission does not adhere to the submission rules.

GOVERNMENT PRINTING WORKS - BUSINESS RULES**QUOTATIONS**

13. Quotations are valid until the next tariff change.
 - 13.1. **Take note:** GPW's annual tariff increase takes place on **1 April** therefore any quotations issued, accepted and submitted for publication up to **31 March** will keep the old tariff. For notices to be published from 1 April, a quotation must be obtained from **GPW** with the new tariffs. Where a tariff increase is implemented during the year, **GPW** endeavours to provide customers with 30 days' notice of such changes.
14. Each quotation has a unique number.
15. Form Content notices must be emailed to the *eGazette* Contact Centre for a quotation.
 - 15.1. The *Adobe* form supplied is uploaded by the Contact Centre Agent and the system automatically calculates the cost of your notice based on the layout/format of the content supplied.
 - 15.2. It is critical that these *Adobe* Forms are completed correctly and adhere to the guidelines as stipulated by **GPW**.
16. **APPLICABLE ONLY TO GPW ACCOUNT HOLDERS:**
 - 16.1. **GPW** Account Customers must provide a valid **GPW** account number to obtain a quotation.
 - 16.2. Accounts for **GPW** account customers **must** be active with sufficient credit to transact with **GPW** to submit notices.
 - 16.2.1. If you are unsure about or need to resolve the status of your account, please contact the **GPW** Finance Department prior to submitting your notices. (If the account status is not resolved prior to submission of your notice, the notice will be failed during the process).
17. **APPLICABLE ONLY TO CASH CUSTOMERS:**
 - 17.1. Cash customers doing **bulk payments** must use a **single email address** in order to use the **same proof of payment** for submitting multiple notices.
18. The responsibility lies with you, the customer, to ensure that the payment made for your notice(s) to be published is sufficient to cover the cost of the notice(s).
19. Each quotation will be associated with one proof of payment / purchase order / cash receipt.
 - 19.1. This means that **the quotation number can only be used once to make a payment.**

GOVERNMENT PRINTING WORKS - BUSINESS RULES**COPY (SEPARATE NOTICE CONTENT DOCUMENT)**

20. Where the copy is part of a separate attachment document for Z95, Z95Prov and TForm03

- 20.1. Copy of notices must be supplied in a separate document and may not constitute part of any covering letter, purchase order, proof of payment or other attached documents.

The content document should contain only one notice. (You may include the different translations of the same notice in the same document).

- 20.2. The notice should be set on an A4 page, with margins and fonts set as follows:

Page size = A4 Portrait with page margins: Top = 40mm, LH/RH = 16mm, Bottom = 40mm;
Use font size: Arial or Helvetica 10pt with 11pt line spacing;

Page size = A4 Landscape with page margins: Top = 16mm, LH/RH = 40mm, Bottom = 16mm;
Use font size: Arial or Helvetica 10pt with 11pt line spacing;

CANCELLATIONS

21. Cancellation of notice submissions are accepted by **GPW** according to the deadlines stated in the table above in point 2. 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.
22. 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

23. With effect from 01 October 2015, **GPW** will not longer accept amendments to notices. The cancellation process will need to be followed according to the deadline and a new notice submitted thereafter for the next available publication date.

REJECTIONS

24. All notices not meeting the submission rules 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). Reasons for rejections include the following:
- 24.1. Incorrectly completed forms and notices submitted in the wrong format, will be rejected.
- 24.2. Any notice submissions not on the correct *Adobe* electronic form, will be rejected.
- 24.3. Any notice submissions not accompanied by the proof of payment / purchase order will be rejected and the notice will not be processed.
- 24.4. Any submissions or re-submissions that miss the submission cut-off times will be rejected to the customer. The Notice needs to be re-submitted with a new publication date.

GOVERNMENT PRINTING WORKS - BUSINESS RULES**APPROVAL OF NOTICES**

25. Any notices other than legal notices are subject to the approval of the Government Printer, who may refuse acceptance or further publication of any notice.
26. No amendments will be accepted in respect to separate notice content that was sent with a Z95 or Z95Prov notice submissions. The copy of notice in layout format (previously known as proof-out) is only provided where requested, for Advertiser to see the notice in final Gazette layout. Should they find that the information submitted was incorrect, they should request for a notice cancellation and resubmit the corrected notice, subject to standard submission deadlines. The cancellation is also subject to the stages in the publishing process, i.e. If cancellation is received when production (printing process) has commenced, then the notice cannot be cancelled.

GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

27. The Government Printer will assume no liability in respect of—
 - 27.1. any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
 - 27.2. 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;
 - 27.3. any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.

LIABILITY OF ADVERTISER

28. 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.

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.

29. Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
30. Requests for Quotations (RFQs) should be received by the Contact Centre at least **2 working days** before the submission deadline for that specific publication.

GOVERNMENT PRINTING WORKS - BUSINESS RULES

PAYMENT OF COST

31. The Request for Quotation for placement of the notice should be sent to the Gazette Contact Centre as indicated above, prior to submission of notice for advertising.
32. Payment should then be made, or Purchase Order prepared based on the received quotation, prior to the submission of the notice for advertising as these documents i.e. proof of payment or Purchase order will be required as part of the notice submission, as indicated earlier.
33. Every proof of payment must have a valid **GPW** quotation number as a reference on the proof of payment document.
34. 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 Gazette Contact Centre, **Government Printing Works**, Private Bag X85, Pretoria, 0001 email: info.egazette@gpw.gov.za before publication.
35. 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 future notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or electronic funds transfer into the **Government Printing Works** banking account.
36. 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**.
37. The **Government Printing Works** reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the List of Fixed Tariff Rates, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

PROOF OF PUBLICATION

38. Copies of any of the *Government Gazette* or *Provincial Gazette* can be downloaded from the **Government Printing Works** website www.gpwonline.co.za free of charge, should a proof of publication be required.
39. Printed copies may be ordered from the Publications department at the ruling price. The **Government Printing Works** will assume no liability for any failure to post or for any delay in despatching of such *Government Gazette(s)*.

GOVERNMENT PRINTING WORKS CONTACT INFORMATION

Physical Address:

Government Printing Works
149 Bosman Street
Pretoria

Postal Address:

Private Bag X85
Pretoria
0001

GPW Banking Details:

Bank: ABSA Bosman Street
Account No.: 405 7114 016
Branch Code: 632-005

For Gazette and Notice submissions: Gazette Submissions:

For queries and quotations, contact: Gazette Contact Centre:

E-mail: submit.egazette@gpw.gov.za

E-mail: info.egazette@gpw.gov.za

Tel: 012-748 6200

Contact person for subscribers: Mrs M. Toka:

E-mail: subscriptions@gpw.gov.za

Tel: 012-748-6066 / 6060 / 6058

Fax: 012-323-9574

GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 144 OF 2017**SIMULTANEOUS APPLICATION FOR CONSOLIDATION AND REZONING OF ERF 766 AND 767 SIYABUSWA-D, SUBMITTED IN TERMS OF SECTION 73 (1) AND 62 (1) OF DR. JS. MOROKA SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAW, 2015 FOR A DEVELOPMENT OF RENTAL ACCOMMODATION**

We Khanyeng Trading Projects being the agent of the owner of the foresaid properties hereby give notice in terms of section 73 (1) and 62 (1) of Dr. JS. Moroka Spatial Planning and Land Use Management By Law, 2015 that we have applied to the Dr. JS. Moroka Local Municipality for the consolidation and rezoning of Erf 766 and 767 Siyabuswa-D for a development of rental accommodation at Siyabuswa-D.

Particulars of this application will lie for inspection during normal municipal office hours at Dr. JS. Moroka Municipal Offices at Siyabuswa for a period of 30 days from 22 December 2017 to 30 January 2018. Representations regarding the application must be lodged in writing to the office of the Municipal Manager: Dr JS Moroka Local Municipality 2601/3 Bongimfundo Street, Siyabuswa, 0472 for the period of 30 days from 22 December 2018 to (no later than 29 January 2018).

Address of the applicant: Suite 126, P/Bag x06, Theresa Park, 0118

Cell: 082 6671544 or Email: khanyengtechnologies@gmail.com

22-29

NOTICE 145 OF 2017**SIMULTANEOUS APPLICATION FOR SUBDIVISION AND REZONING OF A PORTION OF PORTION 5 OF THE FARM KAMEELRIVIER 160 JR, SUBMITTED IN TERMS OF SECTION 67 (1) AND 62 (1) OF DR. JS. MOROKA SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAW, 2015 FOR A DEVELOPMENT OF A LODGE AT MAPHOTLA**

We Khanyeng Trading Projects being the agent of the applicant (Mr. K. Ntuli) beneficiary owner of the foresaid property hereby give notice in terms of section 67 (2) and 62 (1) of Dr. JS. Moroka Spatial Planning and Land Use Management By Law, 2015 that we have applied to the Dr. JS. Moroka Local Municipality for the subdivision and rezoning of a Portion of Portion 5 of the Kameelrivier 160 JR for a development of a lodge at Maphotla.

Particulars of this application will lie for inspection during normal municipal office hours at Dr. JS. Moroka Municipal Offices at Siyabuswa for a period of 30 days from 22 December 2017 to 30 January 2018. Representations regarding the application must be lodged in writing to the office of the Municipal Manager: Dr JS Moroka Local Municipality 2601/3 Bongimfundo Street, Siyabuswa, 0472 for the period of 30 days from 22 December 2018 to (no later than 29 January 2018).

Address of the applicant: Suite 126, P/Bag x06, Theresa Park, 0118

Cell: 082 6671544 or Email: khanyengtechnologies@gmail.com

22-29

NOTICE 146 OF 2017**APPLICATION FOR REZONING OF ERF 872 SIYABUSWA-D SUBMITTED IN TERMS OF SECTION 62 (1) OF DR JS MOROKA SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAW, 2015 FOR A DEVELOPMENT OF RENTAL ACCOMMODATION**

We Khanyeng Trading Projects being the agent of the owner of the foresaid property hereby give notice in terms of section 62 (1) of Dr. JS. Moroka Spatial Planning and Land Use Management By Law, 2015 that we have applied to the Dr. JS. Moroka Local Municipality for the rezoning of Erf 872 Siyabuswa-D for a development of rental accommodation at Siyabuswa-D.

Particulars of this application will lie for inspection during normal municipal office hours at Dr. JS. Moroka Municipal Offices at Siyabuswa for a period of 30 days from 22 December 2017 to 30 January 2018. Representations regarding the application must be lodged in writing to the office of the Municipal Manager: Dr JS Moroka Local Municipality 2601/3 Bongimfundo Street, Siyabuswa, 0472 for the period of 30 days from 22 December 2018 to (no later than 29 January 2018).

Address of the applicant: Suite 126, P/Bag x06, Theresa Park, 0118

Cell: 082 6671544 or Email: khanyengtechnologies@gmail.com

22-29

NOTICE 147 OF 2017

A SIMULTANEOUS APPLICATION FOR SUBDIVISION AND REZONING OF A PORTION OF THE REMAINDER OF PORTION 7 OF THE FARM ZUSTERHOEK 246 JR , SUBMITTED IN TERMS OF SECTION 71 (2) AND 66 (1) OF THE THEMBISILE HANI SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAW, 2015 FOR A DEVELOPMENT OF A FILLING STATION

We Khanyeng Trading Projects being an agent of the applicant (Mr.J. Rikotso) of the foresaid property hereby give notice in terms of Section 71 (2) & 66 (1) of Thembisile Hani Spatial Planning and Land Use Management Bylaw 2015, that we have applied to the Thembisile Hani Local Municipality for the subdivision and rezoning of foresaid property for the proposed development of a filling station and related activities at Montain View Zone 6, KwaMhlanga.

Particulars of this application will lie for inspection during normal office hours at municipal office at Kwaggafontein for a period of 30 days from 22 December 2017 to 5 February 2018. Representation regarding the application must be lodged in writing to the office of the Municipal Manager: Thembisile Hani Local Municipality Stand No: 5 kwaggafontein 0458 for the period of 30 days from 22 December 2017 to (no later than 2 February 2018).

Address of the applicant: Suite 126, P/Bag x06, Theresa Park, 0118

Cell: 082 6671544 or Email: khanyengtechnologies@gmail.com

22–29

PROCLAMATION • PROKLAMASIE

PROCLAMATION 33 OF 2017

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE MBOMBELA LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNERS) IN TERMS OF THE PROVISIONS OF CHAPTER IV OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON A PORTION OF THE FARM NYAMASAAN NO. 647 REGISTRATION DIVISION J.U. MPUMALANGA, HAS BEEN GRANTED

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS A FORMALISED TOWNSHIP.

GENERAL

- 1.1 The applicant shall satisfy the Mbombela Local Municipality that:
- 1.1.1 satisfactory access is available to the township and that a public street system is available to all erven in the township;
 - 1.1.2 a favourable geo-technical report has been submitted;
 - 1.1.3 the name of the township as well as the street names have been approved;
 - 1.1.4 the consent has been obtained from the mineral rights holder.

2. CONDITIONS OF ESTABLISHMENT (CONDITIONS APPLICABLE TO ALL THE ERVEN IN THE APPROVED TOWNSHIP WHICH MUST BE COMPLIED TO BEFORE THE TRANSFER OF ANY ERVEN CAN BE AFFECTED)

2.1 NAME

The name of the township shall be **KANYAMAZANE-A EXTENSION 6.**

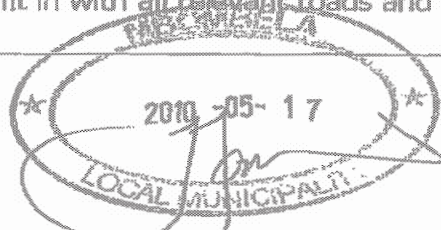
2.2 DESIGN

The township shall consist of erven and streets as indicated on **Approved Layout Plan KAN06-002/2.**

2.3 RECEIPT AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township; in such a way as to fit in with all relevant roads and he

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shall receive and dispose of the stormwater running off or being diverted from the road.

2.4 REMOVAL AND/OR REPLACEMENT OF TRANSITIONAL ELECTRICAL DEPARTMENT SERVICES

Should it become necessary to remove and/or replace any existing services of Transitional Electrical Department as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.5 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

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

2.6 PROTECTION OF STAND PEGS

The township owner shall comply to the requirements with regard to the protection of boundary pegs as determined by the Mbombela Local Municipality in this regard, when required to do so by the Mbombela Local Municipality.

2.7 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

2.8 CERTIFICATION PRIOR TO TRANSFER OF ANY ERF

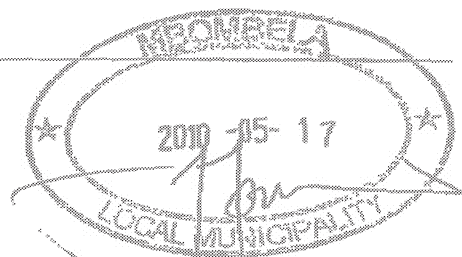
2.8.1 Prior to the transfer of any property in the township, the Mbombela Local Municipality shall issue a certificate to the Registrar of Deeds certifying that each stand is to be transferred:

2.8.1.1 has been provided with all essential services;

2.8.1.2 is not located within a flood area;

2.8.1.3 is not located within an border erosion area;

2.8.1.4 does not have any structures or buildings that transgress its boundaries;



- 2.8.1.5 does not have any structures or buildings that are erected within any servitude area.
- 2.8.2 Where more than 50% of the area of the erf is affected by the 1:50 year flood line, residents can continue to occupy the erf at their own risk and subject thereto that:
- 2.8.2.1 owners of such erven (as well as every subsequent successor in title) must be notified in writing simultaneously with the opening of the township register of the perils and dangers involved in residing on a stand located within the said flood line;
- 2.8.2.2 Mbombela Local Municipality is indemnified against any claims that may arise from any damage or injury of any nature whatsoever, that may arise as a result of the presence of the erf located within the said flood line;
- 2.8.2.3 Mbombela Local Municipality will not be required to install any services or render any service whatsoever to the said property.
- 2.8.3 Where more than 50% of the area of the erf is located within a border erosion area, residents can continue to occupy the erf at their risk and subject thereto that :
- 2.8.3.1 owners of such erven (as well as every subsequent successor in title) must be notified in writing simultaneously with the opening of the township register of the perils and dangers involved in residing on a stand located within the said border erosion area ;
- 2.8.3.2 Mbombela Local Municipality is indemnified against any claims that may arise from any damage or injury of any nature whatsoever, that may arise as a result of the presence of the erf located within the said border erosion area ;
- 2.8.3.3 Mbombela Local Municipality will not be required to install any services or render any service whatsoever to the said property.

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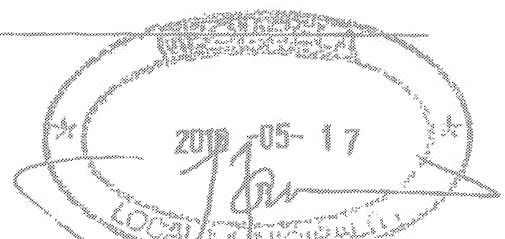


3. CONDITIONS OF TITLE

3.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE MBOMBELA LOCAL MUNICIPALITY

ALL ERVEN

- 3.1.1 The erf is subject to a servitude 2m wide in favour of the Mbombela Local Municipality, for sewerage and other municipal purposes along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the Council: Provided that the Local Municipality may dispense with any such servitude.
- 3.1.2 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 2m thereof.
- 3.1.3 The Mbombela Local Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area such material as may be excavated by it during the course of construction, maintenance or removal of such sewerage mains and other works as it, to 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 Municipality
- 3.1.4 The stand is situated in an area that has soil conditions that could detrimentally effect buildings and structures and be the cause of damage. Building plans which are submitted to the town Local Municipality for approval must contain remedial actions which are in accordance with the recommendations contained in the geo-technical report that was compiled for the township so as to eliminate possible damage to buildings and structures as a result of the unfavourable soil conditions, unless proof can be submitted to the Local Municipality that such remedial actions are unnecessary



or the same result could be achieved in a more effective manner.

3.1.5 The use of the erf is as defined in the Land Use Database compiled for the township : Provided that on the date on which a Land Use Management System (Amended Scheme) relating to the township comes into force, the rights and obligations contained in such Land Use Management System shall supersede those contained in the aforesaid Land Use Database, and the latter shall fall away as from that date onwards.

3.1.6 The Land Use of the erf can on application and after consultation with the Local Municipality, be altered subject to such terms as the Local Municipality may determine and subject to such conditions as the Local Municipality may impose.

3.2 ERF 7363:

The stand is subject to a servitude 2m wide for municipal purposes along the northern boundary as indicated on the Layout Plan.

3.3 ERVEN 7283; 7288 - 7292; 7297; 7327; 7328; 7333 - 7337; 7339; 7388; 7402 - 7403; 7406 - 7407; 7411 and 7412:

The erven are to be notoriously linked with the adjacent stand in the existing township Kanyamazane-A as a result of structures that transgress the common boundary between the two erven.

4. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE NELSPRUIT TOWN PLANNING SCHEME, 1989, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986

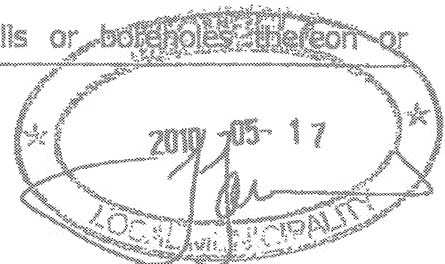
4.1 CONDITIONS APPLICABLE TO ALL ERVEN:

4.1.1 Except with the written consent of the Mbombela Local Municipality, and subject to such conditions as it may impose, neither the owner nor any other person shall -

4.1.1.1 have the right, save and except to prepare the erf for building purposes, to excavate any material there from;

4.1.1.2 sink any wells or boreholes thereon or

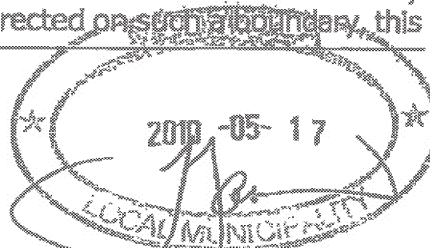
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abstract any subterranean water there from;
or

- 4.1.1.3 make, or permit to be made, on the property for any purpose whatsoever, any tiles or earthenware pipes or other articles of a like nature. (This condition shall not apply to erven in Use Zones 11, 12 and 13, Industrial 1, 2 and 3).
- 4.1.2 Where, in the opinion of the Mbombela Local Municipality, it is impracticable for storm water to be drained from higher lying erven direct to a public street, the owner of the lower lying erf shall be obliged to accept and permit the passage over the erf of such storm water: Provided that the owners of any higher lying erven, the storm water from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- 4.1.3 No building whatsoever may be erected on a property which will probably be flooded by a public stream on average every fifty years, as indicated on the Map of the Scheme: Provided that the Mbombela Local Municipality may permit the erection of buildings on such portion if it is convinced that the said portion will no longer be subjected to flooding.
- 4.1.4 The positioning of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the Mbombela Local Municipality.
- 4.1.5 The main building, which shall be a completed building and not one that has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- 4.1.6 No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such a boundary, this

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condition may be relaxed by the Mbombela Local Municipality and subject to such conditions as may be determined by it.

- 4.1.7 A screen wall or walls shall be erected and maintained to the satisfaction of the Mbombela Local Municipality as and when required by it.
- 4.1.8 If the property is fenced, such fence, and the maintenance thereof shall be to the satisfaction of the Mbombela Local Municipality.
- 4.1.9 The registered owner is responsible for the maintenance of the whole development on the property. If the Mbombela Local Municipality is of the opinion that the property, or any portion of the development, is not being satisfactorily maintained the Mbombela Local Municipality shall be entitled to undertake such maintenance at the cost of the registered owner.

4.2 RESIDENTIAL 5

Erven 7283 - 7288; 7293 - 7296; 7298 - 7332; 7338; 7340 - 7383; 7385 - 7387; 7389 - 7401; 7404; 7405; 7408; 7409; 7410; 7413 - 7482; 7484 - 7618.

The erf and the buildings erected thereon, or which are to be erected thereon shall only be used for dwelling houses and with the special consent of the Mbombela Local Municipality for places of public worship, places of instruction, social halls, institutions, special uses, guest houses, tuck shops and spazas.

- 4.2.1 The height of the buildings on the stand shall not exceed 2 storeys.
- 4.2.2 The coverage of buildings on the stand shall not exceed 60%.
- 4.2.3 The density of buildings shall not exceed 1 dwelling unit per erf.
- 4.2.4 Buildings, including outbuildings, hereafter erected on the erf shall not be located less than 3,00m from any street boundary and not less than 2,00m from any side boundary: Provided that the Mbombela Local Municipality may relax any building line if in its opinion



It would lead to an overall Improvement of the development of the erf.

4.3 INSTITUTIONAL

4.3.1 Erf 7618 :

The erf and the buildings erected thereon, or which are to be erected thereon shall only be used for institutions, places of public worship, places of instruction and with the special consent of the local authority for social halls, special uses, dwelling units and residential buildings directly related to institutions.

4.3.1.1 The height of buildings on the stand shall not exceed 3 storeys.

4.3.1.2 The coverage of buildings on the stand shall not exceed 75%.

4.3.1.3 The floor area ratio of buildings on the stand shall not exceed 2,1.

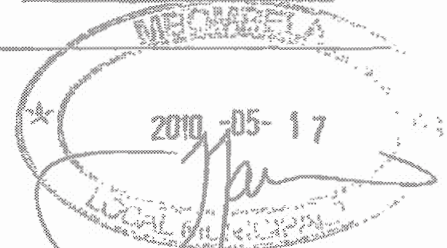
4.3.1.4 Buildings, including outbuildings, hereafter erected on the erf shall not be located less than 5,00m from any street boundary and not less than 2,00m from any side boundary: Provided that the Mbombela Local Municipality may relax any building line if in its opinion it would lead to an overall improvement of the development of the erf.

4.3.1.5 Effective paced parking spaces together with the necessary manoeuvring area, shall be provided on the erf to the satisfaction of the local authority, in the ratio of 0,7 per bed for institutions and 1 parking bay per 6 seats for places of public worship.

4.4 MUNICIPAL

Erf 7384:

The erf and the buildings erected thereon, or which are to be erected thereon shall only be used for municipal purposes.



4.5 PUBLIC OPEN SPACE

Erven 7619 to 7627:

The erf and the buildings erected thereon or **which** are to be erected thereon, shall only be used for **parks, public sport and recreation grounds, public open space, gardens play parks and squares.**

4.6 All Erven

The erf is situated in an area that has soil conditions that could detrimentally affect buildings and structures and be the cause of damage. Building plans which are submitted to the Local Municipality for approval must contain remedial actions which are in accordance with the recommendations contained in the geo-technical report that was compiled for the township so as to eliminate possible damage to buildings and structures as a result of the unfavourable soil conditions, unless proof can be submitted to the Local Municipality that such remedial actions are unnecessary or the same result could be achieved in a more effective manner.

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PROCLAMATION 34 OF 2017

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE MBOMBELA LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNERS) IN TERMS OF THE PROVISIONS OF CHAPTER IV OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 21 (A PORTION OF PORTION 13) OF THE FARM NYAMASAAN NO. 137 REGISTRATION DIVISION J.U. MPUMALANGA, HAS BEEN GRANTED

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS A FORMALISED TOWNSHIP.

GENERAL

1.1 The applicant shall satisfy the Mbombela Local Municipality that:

- 1.1.1** satisfactory access is available to the township and that a public street system is available to all erven in the township;
- 1.1.2** a favourable geo-technical report has been submitted;
- 1.1.3** the name of the township as well as the street names have been approved;
- 1.1.4** the consent has been obtained from the mineral rights holder.

2. CONDITIONS OF ESTABLISHMENT (CONDITIONS APPLICABLE TO ALL THE ERVEN IN THE APPROVED TOWNSHIP WHICH MUST BE COMPLIED TO BEFORE THE TRANSFER OF ANY ERVEN CAN BE AFFECTED)

2.1 NAME

The name of the township shall be **KANYAMAZANE-A EXTENSION 5.**

2.2 DESIGN

The township shall consist of erven and streets as indicated on **Approved General Plan S.G. No 5089/2003.**

2.3 RECEIPT AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township; in such a way as to fit in with all relevant roads and he

shall receive and dispose of the stormwater running off or being diverted from the road.

2.4 REMOVAL AND/OR REPLACEMENT OF TRANSITIONAL ELECTRICAL DEPARTMENT SERVICES

Should it become necessary to remove and/or replace any existing services of Transitional Electrical Department as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.5 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

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

2.6 PROTECTION OF STAND PEGS

The township owner shall comply to the requirements with regard to the protection of boundary pegs as determined by the Mbombela Local Municipality in this regard, when required to do so by the Mbombela Local Municipality.

2.7 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

2.8 CERTIFICATION PRIOR TO TRANSFER OF ANY ERF

- 2.8.1 Prior to the transfer of any property in the township, the Mbombela Local Municipality shall issue a certificate to the Registrar of Deeds certifying that each stand is to be transferred:

2.8.1.1 has been provided with all essential services;

2.8.1.2 is not located within a flood area;

2.8.1.3 is not located within an border erosion area;

2.8.1.4 does not have any structures or buildings that transgress its boundaries;

- 2.8.1.5 does not have any structures or buildings that are erected within any servitude area.
- 2.8.2 Where more than 50% of the area of the erf is affected by the 1:50 year flood line, residents can continue to occupy the erf at their own risk and subject thereto that:
- 2.8.2.1 owners of such erven (as well as every subsequent successor in title) must be notified in writing simultaneously with the opening of the township register of the perils and dangers involved in residing on a stand located within the said flood line;
- 2.8.2.2 Mbombela Local Municipality is indemnified against any claims that may arise from any damage or injury of any nature whatsoever, that may arise as a result of the presence of the erf located within the said flood line;
- 2.8.2.3 Mbombela Local Municipality will not be required to install any services or render any service whatsoever to the said property.
- 2.8.3 Where more than 50% of the area of the erf is located within a border erosion area, residents can continue to occupy the erf at their risk and subject thereto that :
- 2.8.3.1 owners of such erven (as well as every subsequent successor in title) must be notified in writing simultaneously with the opening of the township register of the perils and dangers involved in residing on a stand located within the said border erosion area ;
- 2.8.3.2 Mbombela Local Municipality is indemnified against any claims that may arise from any damage or injury of any nature whatsoever, that may arise as a result of the presence of the erf located within the said border erosion area ;
- 2.8.3.3 Mbombela Local Municipality will not be required to install any services or render any service whatsoever to the said property.

2.8.4 Where any existing structure on an erf transgresses or exceeds such an erf boundary, a moratorium be placed on the transfer of such an erf until such time as the necessary consolidation and subdivision remedial actions have been undertaken to redress the said transgressions. This condition is not applicable to erven that have existing structures that transgress the Township Boundary.

2.8.4.1 Owners of such erven must be notified in writing simultaneously with the opening of the township register.

3. CONDITIONS OF TITLE

3.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE MBOMBELA LOCAL MUNICIPALITY

ALL ERVEN

3.1.1

3.1.2 The erf is subject to a servitude 2m wide in favour of the Mbombela Local Municipality, for sewerage and other municipal purposes along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the Council: Provided that the Local Municipality may dispense with any such servitude.

3.1.3 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 2m thereof.

3.1.4 The Mbombela Local Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area such material as may be excavated by it during the course of construction, maintenance or removal of such sewerage mains and other works as it, to 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 Municipality

3.1.5 The stand is situated in an area that has soil conditions that could detrimentally effect buildings and structures and be the cause of damage. Building plans which are submitted to the town Local Municipality for approval must contain remedial actions which are in accordance with the recommendations contained in the geo-technical report that was compiled for the township so as to eliminate possible damage to buildings and structures as a result of the unfavourable soil conditions, unless proof can be submitted to the Local Municipality that such remedial actions are unnecessary or the same result could be achieved in a more effective manner.

3.1.6 The use of the erf is as defined in the Land Use Database compiled for the township : Provided that on the date on which a Land Use Management System (Amended Scheme) relating to the township comes into force, the rights and obligations contained in such Land Use Management System shall supersede those contained in the aforesaid Land Use Database, and the latter shall fall away as from that date onwards.

3.1.7 The Land Use of the erf can on application and after consultation with the Local Municipality, be altered subject to such terms as the Local Municipality may determine and subject to such conditions as the Local Municipality may impose.

4. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE NELSPRUIT TOWN PLANNING SCHEME, 1989, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986

4.1 CONDITIONS APPLICABLE TO ALL ERVEN:

4.1.1 Except with the written consent of the Mbombela Local Municipality, and subject to such conditions as it may impose, neither the owner nor any other person shall -

4.1.1.1 have the right, save and except to prepare the erf for building purposes, to excavate any material there from;

- 4.1.1.2 sink any wells or boreholes thereon or abstract any subterranean water there from; or
 - 4.1.1.3 make, or permit to be made, on the property for any purpose whatsoever, any tiles or earthenware pipes or other articles of a like nature. (This condition shall not apply to erven in Use Zones 11, 12 and 13, Industrial 1, 2 and 3).
- 4.1.2 Where, in the opinion of the Mbombela Local Municipality, it is impracticable for storm water to be drained from higher lying erven direct to a public street, the owner of the lower lying erf shall be obliged to accept and permit the passage over the erf of such storm water: Provided that the owners of any higher lying erven, the storm water from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- 4.1.3 No building whatsoever may be erected on a property which will probably be flooded by a public stream on average every fifty years, as indicated on the Map of the Scheme: Provided that the Mbombela Local Municipality may permit the erection of buildings on such portion if it is convinced that the said portion will no longer be subjected to flooding.
- 4.1.4 The positioning of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the Mbombela Local Municipality.
- 4.1.5 The main building, which shall be a completed building and not one that has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- 4.1.6 No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads: Provided that if it is necessary

for a screen wall to be erected on such a boundary, this condition may be relaxed by the Mbombela Local Municipality and subject to such conditions as may be determined by it.

- 4.1.7 A screen wall or walls shall be erected and maintained to the satisfaction of the Mbombela Local Municipality as and when required by it.
- 4.1.8 If the property is fenced, such fence, and the maintenance thereof shall be to the satisfaction of the Mbombela Local Municipality.
- 4.1.9 The registered owner is responsible for the maintenance of the whole development on the property. If the Mbombela Local Municipality is of the opinion that the property, of any portion of the development, is not being satisfactorily maintained the Mbombela Local Municipality shall be entitled to undertake such maintenance at the cost of the registered owner.

4.2 RESIDENTIAL 5

Erven 6592 to 6660; 6662 to 6665; 6670 to 6840; 6842; 6844 to 6882 and 6884 to 7270 :

The erf and the buildings erected thereon, or which are to be erected thereon shall only be used for dwelling houses and with the special consent of the Mbombela Local Municipality for places of public worship, places of instruction, social halls, institutions, special uses, guest houses, tuck shops and spazas.

- 4.2.1 The height of the buildings on the stand shall not exceed 3 storeys.
- 4.2.2 The coverage of buildings on the stand shall not exceed 50%.
- 4.2.3 The density of buildings shall not exceed 1 dwelling unit per erf.
- 4.2.4 Buildings, including outbuildings, hereafter erected on the erf shall not be located less than 5,00m from any street boundary and not less than 2,00m from any side boundary: Provided that the Mbombela Local Municipality may relax any building line if in its opinion

it would lead to an overall improvement of the development of the erf.

4.3 INSTITUTIONAL

4.3.1 Erf 6841 :

The erf and the buildings erected thereon, or which are to be erected thereon shall only be used for **institutions, places of public worship, places of instruction** and with the special consent of the local authority for **social halls, special uses, dwelling units and residential buildings directly related to institutions.**

4.3.1.1 The height of buildings on the stand shall not exceed 3 storeys.

4.3.1.2 The coverage of buildings on the stand shall not exceed 75%.

4.3.1.3 The floor area ratio of buildings on the stand shall not exceed 2,1.

4.3.1.4 Buildings, including outbuildings, hereafter erected on the erf shall not be located less than 5,00m from any street boundary and not less than 2,00m from any side boundary: Provided that the Mbombela Local Municipality may relax any building line if in its opinion it would lead to an overall improvement of the development of the erf.

4.3.1.5 Effective paved parking spaces together with the necessary manoeuvring area, shall be provided on the erf to the satisfaction of the local authority, in the ratio of 0,7 per bed for institutions and 1 parking bay per 6 seats for places of public worship.

4.4 BUSINESS 2

4.4.1 Erven 6661, 6666 to 6669, 6883 and 6843 :

The erf and the buildings erected thereon, or which are to be erected thereon shall only be used for **places of refreshment, shops, dwelling units, dry-cleaners**

and offices and with the special consent of the Mbombela Local Municipality for any other uses except noxious industries, industries (excluding dry-cleaners), warehouses and public garages.

4.4.1.1 The height of buildings on the stand shall not exceed 3 storeys.

4.4.1.2 The coverage of buildings on the stand shall not exceed 80%.

4.4.1.3 The floor area ratio of buildings on the stand shall not exceed 2,0.

4.4.1.4 Effective paved parking spaces, together with the necessary manoeuvring area, shall be provided and maintained on the erf to the satisfaction of the Local Municipality, in the following ratios:

* 1 parking spaces per 4 seats for places of refreshment.

* 3 parking spaces per 100m² gross leasable shop floor area.

* 1 covered parking space per dwelling unit of 3 living rooms or less and, 1 covered and 1 uncovered parking space per dwelling unit with 4 or more living rooms and 1 uncovered parking space per 3 dwelling units for visitors for dwelling units.

* 3 parking spaces per 100m² gross leasable office floor area.

4.5 PUBLIC OPEN SPACE

Erven 7271 to 7277 :

The erf and the buildings erected thereon or which are to be erected thereon, shall only be used for parks, public sport and recreation grounds, public open space, gardens play parks and squares.

4.6 All Erven

The erf is situated in an area that has soil conditions that could detrimentally affect buildings and structures and be the cause of damage. Building plans which are submitted to the Local Municipality for approval must contain remedial actions which are in accordance with the recommendations contained in the geo-technical report that was compiled for the township so as to eliminate possible damage to buildings and structures as a result of the unfavourable soil conditions, unless proof can be submitted to the Local Municipality that such remedial actions are unnecessary or the same result could be achieved in a more effective manner.

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PROCLAMATION 35 OF 2017

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY MBOMBELA LOCAL AUTHORITY (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF THE PROVISIONS OF CHAPTER 4 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 15 OF THE FARM NYAMAZAAN 137 REGISTRATION DIVISION J.U. MPUMALANGA, HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPILED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

1.1 GENERAL

The applicant must comply to the requirements of section 109 and 110 of the Town Planning and Townships Ordinance, 1986 (Ord 15 of 1986).

2. CONDITIONS OF ESTABLISHMENT

2.1 NAME

The name of the township shall be **PORTIA**.

2.2 DESIGN

The township shall consist of erven and streets as indicated on **Surveyor General Plan S.G. No. 6395/2000**.

2.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven in the township shall be made subject to existing conditions and servitudes which were not cancelled or otherwise dealt with, if any, including the reservation of mineral rights.

3. CONDITIONS OF TITLE

3.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE MBOMBELA LOCAL AUTHORITY OF NELSPRUIT IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

3.1.1 ALL ERVEN

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- 3.1.1.1 The erf is subject to a servitude 2m wide in favour of the Mbombela Local Authority, for sewerage and other municipal purposes along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the Council: Provided that the Council may dispense with any such servitude.
- 3.1.1.2 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 2m thereof.
- 3.1.1.3 The Mbombela Local Authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area such material as may be excavated by it during the course of construction, maintenance or removal of such sewerage mains and other works as it, to 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 Council
- 3.1.1.4 The stand is situated in an area which has soil conditions which could detrimentally effect buildings and structures and be the cause of damage. Building plans which are submitted to the town council for approval must contain remedial actions which are in accordance with the recommendations contained in the geo-technical report that was compiled for the township so as to eliminate possible damage to buildings and structures as a result of the unfavorable soil conditions, unless proof can be submitted to the town council that such remedial actions are unnecessary or the same

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result could be achieved in a more effective manner.

4. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE NELSPRUIT TOWN PLANNING SCHEME, 1989, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986

4.1 RESIDENTIAL 5

Erven 2 to 24 and 26 to 79 are subject to the following conditions:

- 4.1.1 The erf and the buildings erected thereon, or which are to be erected thereon, shall only be used for dwellings and with the special consent of the Mbombela Local Authority for places of public worship, places of instruction, social halls, institutions, special uses, guest houses.
- 4.1.2 The density of the erf may not exceed 1 dwelling unit per erf.
- 4.1.3 The height of buildings may not exceed 3 storeys.
- 4.1.4 The coverage of buildings shall not exceed 50% of the area of the erf.
- 4.1.5 Buildings, including outbuildings, hereafter erected on the erf shall not be less than 3m from any street boundary and not less than 2m from any side boundary. Provided that the Mbombela Local Authority may relax any such restriction if in its opinion it would lead to a general improvement of the development of the erf.

4.2. PUBLIC OPEN SPACES

Erf 80 is subject to the following condition:

- 4.2.1 The erf and the buildings erected thereon or which are to be erected thereon, may only be used for parks, public sport and recreational areas, public open spaces, gardens, play parks and squares.

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4.3 INSTITUTIONAL

Erven 1 and 25 are subject to the following conditions:

- 4.3.1 The erf and the buildings erected thereon, or which are to be erected thereon, shall only be used for institutions, places of public worship and places of instruction and with the special consent of the Mbombela Local Authority for social halls, special uses dwelling units and residential buildings related to the primary ground use.
- 4.3.2 the floor area ratio of buildings may not exceed 2,1.
- 4.3.3 The height of buildings may not exceed 3 storeys.
- 4.3.4 The coverage of buildings shall not exceed 75% of the area of the erf.
- 4.3.5 Buildings, including outbuildings, hereafter erected on the erf shall not be less than 5m from any street boundary and not less than 2m from any side boundary. Provided that the Mbombela Local Authority may relax any such restriction if in its opinion it would opinion would lead to a general improvement of the development of the erf.
- 4.3.6 Effective paved parking spaces, together with the necessary manouvring area shall be provided on the erf in the following ratio:
- 4.3.6.1 1 parking bay for every 6 seats for places of public worship.
- 4.3.6.2 0,7 parking spaces per bed for institutions.

4.4 ERVEN SUBJECT TO FURTHER CONDITIONS:

4.4.1 ALL ERVEN

The erf is situated in an area which has soil conditions which could detrimentally effect buildings and structures and be the cause of damage. Building plans which are submitted to the Town Council for approval must contain

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remedial actions which are in accordance with the recommendations contained in the geo-technical report that was compiled for the township so as to eliminate possible damage to buildings and structures as a result of the unfavorable soil conditions, unless proof can be submitted to the Town Council that such remedial actions are unnecessary or the same result could be achieved in a more effective manner.

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PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 156 OF 2017**NOTICE OF APPLICATION IN TERMS OF THE GOVAN MBEKI SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016, CHAPTER 5 AND 6.**

We, Rifumo Town Planners being the authorised agent of the owner of ERF 6053, Extension 17 Secunda hereby give notice in terms of Chapter 5 and 6 of the Govan Mbeki Spatial Planning and Land Use Management By-Law, that we have applied to the Govan Mbeki Municipality for the permanent closure of public open space of the property described above situated at Boksbok Street, Secunda Ext 17. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Director, Planning and Development, Room 323 3rd floor, Central Business Area, Secunda, for a period of 21 days, 22 December (the date of the first publication of this notice). Any person who wishes to object to the application or submit representations in respect thereof must lodge the same in writing with the said authorised local authority at its address and room number specified above or Private Bag x 1017, Secunda, 2302 on or before 25 January 2018.

Name and address of authorised agent: Rifumo Town Planners, Cnr Rietspruit & Morithi Street Molaare Estate 200 Kosmosdal 0151. Email:ngobenia@rifumotp.co.za, Cell: 083 415 3019
Date of first publication: 22 December 2017

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 153 OF 2017

VICTOR KHANYE LOCAL MUNICIPALITY DELMAS TOWN PLANNING SCHEME 2007 : AMENDMENT SCHEME 141/2007

The Victor Khanye Local Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Delmas Town Planning Scheme 2007, comprising the same land as included in the township of DELMAS EXTENSION 31 Township.

Map 3 and the scheme clauses of the amendment schemes are filed with the Municipal Manager of the Victor Khanye Local Municipality and the Department Co-Operative Governance and Traditional Affairs, Nelspruit.

This amendment is known as Delmas Amendment Scheme 141/2007 and shall come into operation on date of publication of this notice.

BSS Riba, Acting Municipal Manager, Victor Khanye Local Municipality, PO Box 6, DELMAS, 2210

VICTOR KHANYE LOCAL MUNICIPALITY DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Victor Khanye Local Municipality hereby declares DELMAS EXTENSION 31 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY TUTUNI PETROL (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 28 OF THE FARM WITKLIP 229, REGISTRATION DIVISION IR, PROVINCE OF MPUMALANGA HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Delmas Extension 31.

1.2 DESIGN

The township shall consist of erven and street indicated on General Plan SG No. 704/2016.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding

- (1) the following servitude, which only affects Erf 1886 in the township :

Kragtens Notariële Akte K457/1984S is die eiendom onderhewig aan 'n servituut ten gunste van ESKOM SOC LIMITED om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Notariële Akte K457/1984S en diagram S.G. No. A3745/1983 daarby aangeheg.

1.4 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township applicant / owner shall arrange for the drainage of the township to fit in with that of the existing road network and for all stormwater running of, or being diverted from the road network to be received and disposed of.

1.5 OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

The township owner shall within such period as the Local Authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the Local Authority certifying that sufficient guarantees / cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Local Authority.

1.6 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING SERVICES

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

1.7 REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his 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.

1.9 CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 1886 and 1887 in the township to be consolidated.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE

2.1 Installation and provision of services

2.1.1 The township applicant / owner shall install and provide internal engineering services in the township as provided for in the services agreement.

2.1.2 The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.

3. CONDITIONS OF TITLE

3.1 CONDITIONS OF TITLE IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

3.1.1. All erven

3.1.1.1 All erven is subject to a servitude, 2 metres wide along any two boundaries 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 2 metres 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.

- 3.1.1.2 No building or other structures 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 metres thereof.
- 3.1.1.3 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.

BSS Riba, Acting Municipal Manager, Victor Khanye Local Municipality, PO Box 6, DELMAS, 2210

LOCAL AUTHORITY NOTICE 154 OF 2017

VICTOR KHANYE LOCAL MUNICIPALITY DELMAS AMENDMENT SCHEMES 82/2007 AND 162/2007

It is hereby notified in terms of the provisions of Section 66 of the Victor Khanye Local Municipality By-laws on Spatial Planning and Land Use Management, 2015, that the Victor Khanye Local Municipality have approved the amendment of the Delmas Town Planning Scheme, 2007.

1. **DELMAS AMENDMENT SCHEME 162/2007**
Rezoning of Portions 5, RE/6, 7, RE/8 and RE/9 of the farm Weilaagte 271 - IR from "Commercial Agriculture" to "Mining", with the inclusion of agricultural purposes, as primary land use, subject to certain restrictive conditions. This amendment scheme is known as Delmas Amendment Scheme 162/2007 and shall come into operation on date of publication of this notice. (Ref No. HS 2705)
2. **DELMAS AMENDMENT SCHEME 82/2007**
Rezoning of Holding 210 Rietkol Agricultural Holdings from "Agricultural" to "Industrial 2", with the inclusion of a sale and display area for vehicles, (lorries, trailers, earthmoving equipment) subservient workshop, wash bays, offices and dwelling unit as primary land use, subject to certain restrictive conditions. This amendment scheme is known as Delmas Amendment Scheme 82/2007 and shall come into operation on date of publication of this notice. (Ref No. HS 2182)

Map 3 and the scheme clauses of the amendment schemes are filed with the Municipal Manager of the Victor Khanye Local Municipality and the Department Co-Operative Governance and Traditional Affairs, Nelspruit.

BSS RIBA, Acting Municipal Manager, Victor Khanye Local Municipality, PO Box 6, DELMAS, 2210

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Also available at the **Provincial Legislature: Mpumalanga**, Private Bag X11289, Room 114, Civic Centre Building,
Nel Street, Nelspruit, 1200. Tel. (01311) 5-2133.