



THE PROVINCE OF MPUMALANGA  
DIE PROVINSIE MPUMALANGA

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

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

**Vol. 15**

NELSPRUIT, 4 APRIL 2008

**No. 1521**

---

**CONTENTS • INHOUD**

| <i>No.</i>            |  | <i>Page<br/>No.</i> | <i>Gazette<br/>No.</i> |
|-----------------------|--|---------------------|------------------------|
| <b>GENERAL NOTICE</b> |  |                     |                        |
| 124                   | Town-planning and Townships Ordinance (15/1986): Declaration as approved township: Trichardt Extension 2 .....     | 3                   | 1521                   |
| 124                   | Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Verklaring tot goedgekeurde dorp: Trichardt-uitbreiding 2 ..... | 4                   | 1521                   |
| 125                   | Town-planning and Townships Ordinance (15/1986): Amendment Scheme 102 .....  | 6                   | 1521                   |
| 125                   | Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Wysigingskema 102 .....   | 6                   | 1521                   |

---

---

# GENERAL NOTICES

---

## LOCAL AUTHORITY NOTICE 124

NOTICE 22 OF 2008

### DECLARATION AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986) the Govan Mbeki Municipality hereby declares **Trichardt Extension 2** to be an approved township subject to the conditions set out in the Schedule thereto.

#### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY AHMED & EBRAHIM INVESTMENTS (PTY) LTD AND TRICHARDTSFONTEIN INVESTMENT COMPANY LIMITED UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 55 (A PORTION OF PORTION 15) OF THE FARM TRICHARDTSFONTEIN NO 140 I.S., PROVINCE OF MPUMALANGA, HAS BEEN GRANTED BY THE GOVAN MBEKI MUNICIPALITY**

#### 1. CONDITIONS OF ESTABLISHMENT

**(1) Name**

The name of the township shall be Trichardt Extension 2.

**(2) Design**

The township shall consist of erven and streets as indicated on General Plan SG N° 10369/2004.

**(3) Disposal of existing Conditions of Title**

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

**(4) Access**

No direct access will be allowed to Road 618.

**(5) Acceptance and disposal of stormwater**

In terms of Section 84 of the Road Ordinance, 1957, the applicant/Local Authority shall arrange the drainage of the subdivision in such a way that it will fit in with the drainage of the road, taking into account the capacity of the system. He shall receive and dispose all the stormwater running from the road or being diverted from the road. The State or the Provincial Government will not be responsible for any damage caused by or arising from such stormwater.

Where, in the opinion of the Departmental Head : Department of Public Works, Roads and Transport, the system for the above road is too small to cope with any increased volume of storm water as a result of the establishment of the subdivision, the applicant/Local Authority, (whoever is responsible for the drainage of the subdivision) shall be responsible for the cost of installing a larger drainage system for the road.

**(6) Obligations in regard to essential services**

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of water, electricity and sanitary services and the installation of systems therefor, as previously agreed upon between the township owner and the local authority.

#### 2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986:-

**(1) All erven**

- (a) The erven are subject to a servitude, 2m wide, in favour of the local authority for sewerage and other municipal services, 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 local authority: Provided that the local authority may dispense with any such servitude.
- (b) 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 the area of such servitude, or within 2m thereof.
- (c) 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 on it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for aforesaid purpose, subject to any damage done during the process of the construction, maintenance of such sewerage mains and other works, being made good by the local authority.

**Dr L H Mathunyane, Acting Municipal Manager**  
Govan Mbeki Municipality  
Horwood Road  
Secunda

Notice No 22/2008

---

**PLAASLIKE BESTUURSKENNISGEWING 124****KENNISGEWING 22 VAN 2008****VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordinansie Nr 15 van 1986) verklaar die Highveld East Municipality hierby dat die dorp **Trichardt Uitbreiding 2** tot 'n goedgekeurde dorp onderhewig aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR AHMED & EBRAHIM BELEGGINGS (EDMS) BEPERK EN TRICHARDFONTEIN BELEGGING MAATSKAPPY BEPERK INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDINANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 55 VAN DIE PLAAS TRICHARDFONTEIN 140 I.S., PROVINSIE MPUMALANGA, TOEGESTAAN IS DEUR DIE GOVAN MBEKI MUNISIPALITEIT**

**1. STIGTINGSVOORWAARDES****(1) Naam**

Die naam van die dorp is Trichardt Uitbreiding 2.

**(2) Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan SG Nr 10369/2004.

**(3) Beskikking oor bestaande titelvoorwaardes**

Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien nodig, insluitende die reserwing van mineraleregte.

**(4) Toegang**

Geen direkte toegang sal tot Pad 618 toegelaat word.

**(5) Ontvangs en versorging van stormwater**

In terme van klosule 84 van die Pad Ordinansie, 1957, moet die applikant/plaaslike bestuur die dreinerings van die onderverdeling opgestel word sodoende dat dit met die dreinerings van die pad sal inskakel, met inaggenome die kapasiteit van die stelsel. Hy moet al die stormwater wat van die pad afloop of wat van die pad afgelei word ontvang en verwyder. Die Staat of die Provinsiale Regering sal nie verantwoordelik wees vir enige skade wat veroorsaak word of voorkom van sodanige stormwater.

Waar, na die mening van die Departementshoof : Departement Openbare Werke, Paaie en Vervoer, die stelsel van bogenoemde pad te klein is om met enige verhoogde volume van stormwater te hanteer as gevolg van die stigting van die onderverdeling, die applikant/plaaslike bestuur, ( wie ook al verantwoordelik is vir die dreinerings van die onderverdeling ) sal verantwoordelik wees vir die aanlêkoste vir 'n groter dreineringsstelsel vir die pad.

**(6) Verpligtings ten opsigte van noodsaaklike dienste.**

Die dorpsseenaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installing van dienste daarvoor, soos vooraf ooreengekom tussen die dorpsseenaar en die plaaslike bestuur, nakom.

**2. TITELVOORWAARDES**

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die plaaslike bestuur in terme van die bepalings van die Ordinansie op Dorpsbeplanning en Dorpe, 1986:-

**(1) Alle erwe**

- (a) Die erf is onderworpe aan 'n serwituut van 2 meter breed vir riolerings en ander munisipale doeleindes, ten gunste van die Raad langs enige twee grense, uitgesondered 'n straatgrens en, in die geval van 'n pypsteel erf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- (c) Die Raad is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke volgens goeie doedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade verged wat gedurende die aanleg, onderhoud of verwydering van die sodanige rioolhoofpyleidings en ander werke veroorsaak word.

**Dr L H Mathunyane, Waarnemende Munisipale Bestuurder**

Goven Mbeki Municipality  
Horwood Road  
Secunda

Kennisgewing Nr 22/2008

**LOCAL AUTHORITY NOTICE 125****LOCAL AUTHORITY NOTICE NO 23****AMENDMENT SCHEME 102**

The Govan Mbeki Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Trichardt Town Planning Scheme 1988, comprising the same land as included in the township of Trichardt Extension 2. map 3 and the scheme clauses of the amendment scheme are filed with the Director, Technical and Engineering Services: Govan Mbeki Municipality and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 102

Dr L H Mathunyane, Acting Municipal Manager  
(Notice No 23/2008)

---

**PLAASLIKE BESTUURSKENNISGEWING 125****PLAASLIKE BESTUUR KENNISGEWING NO 23****WYSIGINGSKEMA 102**

Die Govan Mbeki Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordinasie op Dorpsbeplanning en Dorpe, 1986, (Ordinasie 15 van 1986), dat hy 'n wysigingskema synde 'n wysiging van die Trichardt Dorpsbeplanningskema 1988, wat uit die selfde grond as die dorp Trichardt Uitbreiding 2 bestaan, goeagekeur het. Kaart 3 en die skemaklosules van die wysigingskema word in bewaring gehou deur die Direkteur, Tegniiese en Ingenieursdienste: Govan Mbeki Munisipaliteit en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 102

Dr L H Mathunyane, Waarnemende Munisipale Bestuurder  
(Kennisgewing Nr 23/2008)

---