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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 159

DELMAS MUNICIPAL COUNCIL  
PROPOSED DELMAS WEST EXTENSION 5

DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of Section 103(1) of the Town Planning and townships Ordinance, 1986, the Delmas Municipal Council, hereby declares DELMAS WEST EXTENSION 5 township situated on Portion 168 (A Portion of Portion 83) of the farm Witklip 232 IR 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 MZURI DEVELOPMENTS CC (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 168 (A PORTION OF PORTION 83) OF THE FARM WITKLIP 232 I.R. HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

##### (1) NAME

The name of the township shall be Delmas West Extension 5.

##### (2) DESIGN

The township shall consist of erven and streets as indicated on Surveyor General Plan 2714/2007.

##### (3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following servitudes which affects Erven 326, 327, 328, 329, 330, 331, 332 and Imbali Street only:

Kragtens Notariële Akte van serwituut K297/2008S, gedateer 14 April 2008 is die restant van Gedeelte 83 ('n gedeelte van gedeelte 27) van die Plaas Witklip No. 232, Registrasie Afdeling I.R., Provinsie van Mpumalanga, Groot 20,6893 (TWEE NUL komma SES AGT NEGE DRIE) hektaar ('n gedeelte waarvan hiermee geregistreer word), onderhewig aan 'n ewigdurende elektriese serwituut vide Serwituutdiagram L.G. No. 8534/1998, soos meer volledig sal blyk uit gemelde akte, die middellyn van welke serwituut 5,00 meter wyd voorgestel word deur die lyn gh op die aangehegte diagram L G No. 2713/2007.

And

Excluding the following servitude which affects the street, Amanzi Close, only:

Kragtens Notariële Akte van Serwituut K298/2008S, gedateer 14 April 2008 is die restant van Gedeelte 83 ('n gedeelte van gedeelte 27) van die Plaas Witklip No. 232, Registrasie Afdeling I.R. Provinsie van Mpumalanga, Groot 20,6893 (TWEE NUL komma SES AGT NEGE DRIE) hektaar ('n gedeelte waarvan hiermee geregistreer word), onderhewig aan 'n ewigdurende elektriese serwituut vide Serwituutdiagram L G No. 8532/1998 soos meer volledig sal blyk uit gemelde Akte welke Serwituutgebied en die middellyn van welke serwituut 5,00 meter wyd onderskeidelik aangedui word deur figuur abcd en die lyn ef op die aangehegte diagram L G No. 2713/2007.

(4) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserve, 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.

(5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES AND THE RESTRICTION ON THE DISPOSAL OF ERVEN.

No erven shall be disposed of or transferred in the name of the buyer before the Town Council of Delmas confirmed that the essential services have been installed.

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

(i) The erf is subject to a servitude, 2m wide, in favour of the 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 local authority: Provided that the local authority may dispense with any such servitude.

(ii) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.

(iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude material as may be excavated by it during the course of the construction, maintenance 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.

(2) ERVEN 383, 384, 320 AND 321

The erf is subject to a servitude for stormwater purposes in favour of the Local Authority, as indicated on the General Plan.

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**LOCAL AUTHORITY NOTICE 160****DELMAS LOCAL MUNICIPALITY  
DELMAS TOWN PLANNING SCHEME, 2007: DELMAS AMENDMENT SCHEME 21/2007**

The Delmas Local Municipality, 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 Delmas Town Planning Scheme, 2007, comprising the same land as included in the township of Delmas West Extension 5 township.

Map 3 and the scheme causes of the amendment scheme are available for inspection at all reasonable times at the office of the Department of Agriculture and Land Administration, C/O De Waal and Anderson Streets, Simunye Corner Building, 1<sup>st</sup> Floor, Room 20, Nelspruit, Attention: Marita Stoop, as well as the Acting Director: Administrative Services, Delmas Local Municipality, c/o Samuel- and van der Walt Streets, Delmas.

The amendment is known as Delmas Amendment Scheme 21/2007.

Acting Director: Administrative Services, Delmas Local Municipality, P.O. Box 6, Delmas, 2210.

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**PLAASLIKE BESTUURSKENNISGEWING 160****DELMAS PLAASLIKE MUNISIPALITEIT  
DELMAS DORPSBEPLANNINGSKEMA, 2007: DELMAS WYSIGINGSKEMA 21/2007**

Dië Delmas Plaaslike Munisipaliteit verklaar hierby, ingevolge die bepalings van Artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema, synde 'n wysiging van die Delmas Dorpsbeplanningskema, 2007, wat uit dieselfde grond as die dorp Delmas Wes Uitbreiding 5 bestaan, goedgekeur het.

Die Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou by die kantoor van die Departement van Landbou en Grond Administrasie, H/V De Waal en Andersonstrate, Simunye Corner Gebou, 1ste Vloer, Kamer 20, Nelspruit, Aandag: Marita Stoop en by die Waarnemende Direkteur: Administratiewe Dienste, Delmas Plaaslike Munisipaliteit, H/v Samuel- en van der Waltstrate, Delmas.

Hierdie wysiging staan bekend as Delmas Wysigingskema 21/2007.

Waarnemende Direkteur: Administratiewe Dienste, Delmas Plaaslike Munisipaliteit, P.O. Box 6, Delmas, 2210

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