



THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

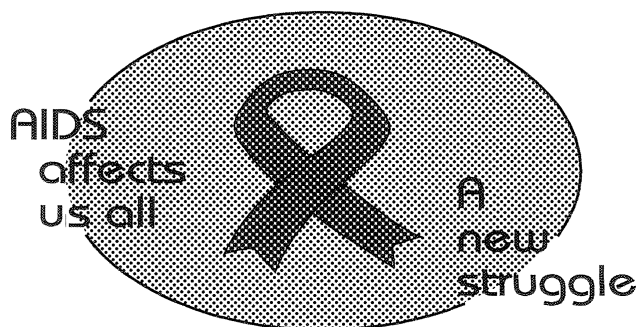
(Registered as a newspaper) • (As 'n nuusblad geregistreer)

Vol. 19

NELSPRUIT, 2 AUGUST
AUGUSTUS 2012

No. 2066

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes



IMPORTANT NOTICE

The Government Printing Works will not be held responsible for faxed documents not received due to errors on the fax machine or faxes received which are unclear or incomplete. Please be advised that an "OK" slip, received from a fax machine, will not be accepted as proof that documents were received by the GPW for printing. If documents are faxed to the GPW it will be the sender's responsibility to phone and confirm that the documents were received in good order.

Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

CONTENTS • INHOUD*No.**Page
No. Gazette
 No.***GENERAL NOTICE**

268	Town-planning and Townships Ordinance (15/1986): Victor Khanye Local Municipality: Declaration as approved township: Delmas Extension 3.....	3	2066
-----	--	---	------

GENERAL NOTICE

NOTICE 268 OF 2012

VICTOR KHANYE LOCAL MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of Section 103(1) of the Town Planning and townships Ordinance, 1986, the Victor Khanye Local Municipality, hereby declares DELMAS EXTENSION 23 township situated on Portion 166 (a portion of the Remainder of Portion 22) 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 K2011103791 PROPRIETARY LIMITED (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 166 (A PORTION OF THE REMAINDER OF PORTION 22) OF THE FARM WITKLIP 232 I.R. HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be Delmas Extension 23.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan SG No. 2710/2006.
- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing conditions and servitudes, if any, but excluding:
 1. "Die gesegde Gedeelte van voornoemde plaas WITKLIP ('n Gedeelte waarvan hierby getranspoteer is) is onderworpe aan die bepalings van Notariële Akte van Serwituut No 1861/911 S, in terme waarvan:
 - (a) The Owner shall be obliged to grant to the present and future owners of Lessees of Lots in the Inhabitants of the Township of Delmas and to the Republic of South Africa, and any Local Authority which may be established for the said Township in perpetuity, a right of way over a piece of ground 15,74 metres wide over the said property running from the corner of Playfair and Frigate Streets at the South East corner of the Delmas Township to the fence of the Permanent Way of the South African Railways, which Permanent Way is more fully indicated on the diagram annexed to the aforesaid Deed of Servitude and along the said fence to the point immediately North of the Railway Bridge;
 - (b) The owner shall be obliged to grant to the present and future owners of lessees of Lots in or Inhabitants of the Township of Delmas and to the Republic of South Africa and Local Authority, a right to take water from the Bronkhorstspuit immediately North of the Railway at a point where the Right of Way mentioned in the preceding paragraph (a) touches the Bronkhorstspuit, and at any point South of this within the limits of said property; and the property hereby transferred is subject to the said servitude in so far as it is hereby affected.
 3. **ONDERHEWIG** aan die reg van die Elektrisiteitsvoorsieningskommissie om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, soos meer ten volle sal blyk uit Notariële Akte No 144/61 S gedateer 15 FEBRUARIE 1951.
 5. **KRAGTENS** Notariële Akte K1694/85 S registreer 21 JUNIE 1985 is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met die bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde akte en kaart, en is by cd op Serwituut 144/1961 S kaart L G No A 2491/60 nou gekanselleer.
 6. **KRAGTENS** die registrasie van T10574/2009 is binne gemelde eiendom geregtig om 'n boorgat te gebruik, wat geleë is binne die figuur TUVW aangedui op diagram L.G. No. 1520/2003, tesame met 'n pypleiding oor Gedeelte 163 (Gedeelte van Gedeelte 22) van die plaas Witklip 232, Registrasie Afdeling IR, Provinsie van Mpumalanga, soos meer volledig sal blyk uit gesegde Akte van Transport.
 7. By virtue of Notarial Deed of Servitude No. K100009393/2009 dated 31 August 2009, the within mentioned property is entitled to a water line servitude over Remaining Extent of Portion 22 of the farm Witklip 232. as will more fully appear from the said Notarial Deed.

- (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.
- (6) **SOIL CONDITIONS**
- (a) Proposals to overcome detrimental soil conditions to the satisfaction of the Local Authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.
- (b) If required, a soil report, drawn up by a qualified person acceptable to the Local Authority indicting the soil conditions of the erf and recommendations as to suitable founding methods and depths shall be submitted to the local authority simultaneously with the submission of building plans prior to the commencement of any building operations on the erf.

2. CONDITIONS OF TITLE

- (1) 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.
- (a) 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.
- (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 2m thereof.
- (c) 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) All erven shall be made subject to existing conditions and servitudes including the rights to minerals.

LOCAL AUTHORITY NOTICE
VICTOR KHANYE LOCAL MUNICIPALITY
DELMAS TOWN PLANNING SCHEME, 2007: DELMAS AMENDMENT SCHEME 8/2007

The Victor Khanye 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 Extension 23 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, 1st Floor, Room 20, Nelspruit, Attention: Marita Stoop, as well as the Acting Director: Administrative Services, Victor Khanye Local Municipality, c/o Samuel Road and van der Walt Street, Delmas. The amendment is known as Delmas Amendment Scheme 8/2007.

RM Maredi, Municipal Manager, Victor Khanye Local Municipality, P.O. Box 6, Delmas, 2210.