



THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA

Provincial Gazette
Provinsiale Koerant

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JANUARIE

No. 1759

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

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
GENERAL NOTICE • ALGEMENE KENNISGEWING			
1	Town-planning and Townships Ordinance (15/1986): eMalahleni Amendment Scheme 1204.....	8	1759
1	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): eMalahleni-wysigingskema 1204	8	1759
LOCAL AUTHORITY NOTICES • PLAASLIKE BESTUURSKENNISGEWINGS			
1	Town-planning and Townships Ordinance (15/1986): Declaration as an approved township: Riverside Park Extension 12	9	1759
2	do.: Nelspruit Amendment Scheme 1609	11	1759

IMPORTANT NOTICE

The
Mpumalanga Province Provincial Gazette Function
will be transferred to the
Government Printer in Pretoria
as from 1 April 2005

NEW PARTICULARS ARE AS FOLLOWS:

Physical address:

Government Printing Works
149 Bosman Street
Pretoria

Postal address:

Private Bag X85
Pretoria
0001

New contact persons: Louise Fourie Tel.: (012) 334-4686
Mrs H. Wolmarans Tel.: (012) 334-4591

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Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734
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Fax.: (012) 323-9574

This phase-in period is to commence from **18 March 2005** (suggest date of advert) and notice comes into operation as from **1 April 2005**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 1st April 2005.

*In future, adverts have to be paid in advance
before being published in the Gazette.*

AWIE VAN ZYL
Advertising Manager

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT THE CORRECT AMOUNT IS PAID AT THE CASHIER OR DEPOSITED INTO THE GOVERNMENT PRINTING WORKS BANK ACCOUNT AND ALSO THAT THE REQUISITION/COVERING LETTER TOGETHER WITH THE ADVERTISEMENTS AND THE PROOF OF DEPOSIT REACHES THE GOVERNMENT PRINTING WORKS IN TIME FOR INSERTION IN THE PROVINCIAL GAZETTE.

No ADVERTISEMENTS WILL BE PLACED WITHOUT PRIOR PROOF OF PRE-PAYMENT.

1/4 page R 187.37
Letter Type: Arial Size: 10
Line Spacing: At:
Exactly 11pt

**A PRICE
INCREASE OF
8,5% WILL BE
EFFECTIVE ON
ALL TARIFFS
FROM
1 MAY 2008**

1/4 page R 374.75
Letter Type: Arial Size: 10
Line Spacing: At:
Exactly 11pt

1/4 page R 562.13
Letter Type: Arial Size: 10
Line Spacing: At:
Exactly 11pt

1/4 page R 749.50
Letter Type: Arial Size: 10
Line Spacing: At:
Exactly 11pt



REPUBLIC
OF
SOUTH AFRICA

LIST OF FIXED TARIFF RATES AND CONDITIONS

FOR PUBLICATION OF LEGAL NOTICES IN THE MPUMALANGA PROVINCE PROVINCIAL GAZETTE

COMMENCEMENT: 1 APRIL 2005

CONDITIONS FOR PUBLICATION OF NOTICES

CLOSING TIMES FOR THE ACCEPTANCE OF NOTICES

1. (1) The *Mpumalanga Province Provincial Gazette* is published every week on Friday, and the closing time for the acceptance of notices which have to appear in the *Mpumalanga Province Provincial Gazette* on any particular Friday, is **15:00 two weeks prior to the publication date**. Should any Friday coincide with a public holiday, the publication date remains unchanged. However, the closing date for acceptance of advertisements moves backwards accordingly, in order to allow for ten working days prior to the publication date.
- (2) The date for the publication of a **separate Mpumalanga Province Provincial Gazette** is negotiable.
2. (1) Copy of notices received **after closing time** will be held over for publication in the next *Mpumalanga Province Provincial Gazette*.
- (2) Amendment or changes in copy of notices cannot be undertaken unless instructions are received **before 10:00 on Thursdays**.
- (3) Copy of notices for publication or amendments of original copy can not be accepted over the telephone and must be brought about by letter, by fax or by hand. The Government Printer will not be liable for any amendments done erroneously.
- (4) In the case of cancellations a refund of the cost of a notice will be considered only if the instruction to cancel has been received on or before the stipulated closing time as indicated in paragraph 2 (2).

APPROVAL OF NOTICES

3. In the event where a cheque, submitted by an advertiser to the Government Printer as payment, is dishonoured, then the Government Printer reserves the right to refuse such client further access to the *Mpumalanga Province Provincial Gazette* until any outstanding debts to the Government Printer is settled in full.

THE GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

4. The Government Printer will assume no liability in respect of—
 - (1) any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
 - (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;

- (3) any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.

LIABILITY OF ADVERTISER

5. 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.

COPY

6. Copy of notices must be typed on one side of the paper only and may not constitute part of any covering letter or document.
7. At the top of any copy, and set well apart from the notice, the following must be stated:

Where applicable

- (1) The heading under which the notice is to appear.
- (2) The cost of publication applicable to the notice, in accordance with the "Word Count Table".

PAYMENT OF COST

9. **With effect from 1 April 2005 no notice will be accepted for publication unless the cost of the insertion(s) is prepaid in CASH or by CHEQUE or POSTAL ORDERS. It can be arranged that money can be paid into the banking account of the Government Printer, in which case the deposit slip accompanies the advertisement before publication thereof.**
10. (1) The cost of a notice must be calculated by the advertiser in accordance with the word count table.
- (2) 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 **Advertising Section, Government Printing Works, Private Bag X85, Pretoria, 0001 [Fax: (012) 323-8805], before publication.**
11. 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 the notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or by cheque or postal orders, or into the banking account.

12. *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.*
13. The Government Printer reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the Word Count Table, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

PROOF OF PUBLICATION

14. **Copies of the *Mpumalanga Province Provincial Gazette* which may be required as proof of publication, may be ordered from the Government Printer at the ruling price.** The Government Printer will assume no liability for any failure to post such *Mpumalanga Province Provincial Gazette(s)* or for any delay in despatching it/them.

GOVERNMENT PRINTERS BANK ACCOUNT PARTICULARS

Bank:	ABSA
	BOSMAN STREET
Account No.:	4057114016
Branch code:	632005
Reference No.:	00000047
Fax No.:	(012) 323 8805

Enquiries:

Mrs. L. Fourie	Tel.: (012) 334-4686
Mrs. H. Wolmarans	Tel.: (012) 334-4591

GENERAL NOTICE • ALGEMENE KENNISGEWING

NOTICE 1 OF 2010

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 56(1)(b)(i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE 15 OF 1986)

eMALAHLANI AMENDMENT SCHEME 1204

I, Heleen Keyter t/a DrawMasters being the authorized agent of the owner of Erf 169 TOWNSHIP OF JACKAROO PARK hereby give notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance that I have applied to the eMALAHLANI LOCAL MUNICIPALITY for the amendment of the town planning scheme known as eMALAHLANI TOWN PLANNING SCHEME 1991 by the rezoning of the properties described above situated on c/o Thea & Lena Street

from: "Residential 1" To: "Special "(Guest house)

Particulars of the application will lie for inspection during normal office hours at the office of the Town Secretary, MUNICIPAL BUILDING Mandela road, eMALAHLANI, for a period of 28 days from 8 January 2010. Objections to or representations in respect of the application must be lodged with or made in writing to the Secretary at the above address or at P O BOX 3, eMALAHLANI 1035 within a period of 28 days from 8 January 2010. Address of agent: Heleen Keyter t/a DrawMasters P O BOX 2972 MIDDELBURG 1050

KENNISGEWING 1 VAN 2010

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNING-SKEMA INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 1986 (ORDONNANSIE 15 VAN 1986)

eMALAHLANI WYSIGINGSKEMA 1204

Ek, Heleen Keyter h/a DrawMasters synde die gemagtigde agent van die eienaar van Erf 169 JACKAROO PARK gee hiermee ingevolge Artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpekennis dat ek by die eMALAHLANI PLAASLIKE MUNISIPALITEIT aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as eMALAHLANI DORPSBEPLANNINGSKEMA 1991 deur die hersonering van die eiendom hierbo beskryf geleë te h/v Thea & Lenastraat

Van: "Residensieel 1" Na: "Spesiaal "(Gastehuis)

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Stadssekretaris, 3de vloer BURGERSENTRUM eMALAHLANI, Mandelarylaan eMALAHLANI, vir 'n tydperk van 28 dae vanaf 8 Januarie 2010. Besware of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 8 Januarie 2010 skriftelik by of tot die Sekretaris by bovermelde adres of by POSBUS 3, eMALAHLANI 1035 ingedien of gerig word. Adres van agent: Heleen Keyter h/a DrawMasters POSBUS 2972 MIDDELBURG 1050

LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWINGS

LOCAL AUTHORITY NOTICE 1

DECLARATION AS AN APPROVED TOWNSHIP

The Mbombela Local Municipality declares herewith in terms of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), Riverside Park Extension 12 to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY H.L HALL AND SONS PROPERTIES (PTY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF THE PROVISIONS OF CHAPTER III (PART C) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 99 (A PORTION OF PORTION 82 OF THE FARM BOSCHRAND 283 J.T.

CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be RIVERSIDE PARK EXTENSION 12.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan 1697/2008.

1.3 ACCESS

Access to the site will be obtained from West Street and shall be to the satisfaction of Mbombela Local Municipality and the Department of Roads and Transport.

1.4 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.

1.5 REMOVAL AND/OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.6 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Mbombela Local Municipality, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as this responsibility is taken over by the Mbombela Local Municipality.

1.7 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the Mbombela Local Municipality.

1.8 REMOVAL AND/OR REPLACEMENT OF ESKOM SERVICES

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

1.9 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove, alter, 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.

1.10 RESPONSIBILITIES IN RESPECT OF ESSENTIAL SERVICES

The township owner shall provide all essential services in terms of the provisions of sections 116 to 121 of Ordinance 15 of 1986 prior to the registration of any stands in the township.

1.11 PROTECTION OF STAND PEGS

The township owner shall comply with 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.

1.12 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner must at his own costs demolish all existing buildings and structures that are located within building restriction areas, side spaces of common boundaries to the satisfaction of Mbombela Local Municipality.

1.13 SIGNAGE

The applicant shall at his own expense erect the required signs to the satisfaction of the Mbombela Local Municipality and the township owner shall maintain such signage in a good state of repair, until such time as his responsibility is taken over by the Mbombela Local Municipality.

1.14 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of mineral rights, but excluding the following conditions that must not be transferred to the erven in the township:

1. The former Portion 81 (a portion of portion 14) of the farm Boschrand No 283, Registration Division J.T., the Province of Mpumalanga, indicated by the figure ABCDEFGHJsUVWXkqpnZA1B1C1D1E1F1G1H1J1K1L1M1N1P1Q1R1S1jhgV1W1X1Y1Z1A2B2C2 D2E2A on Diagram S.G. No 556/2006 annexed to Certificate of Consolidated Title No. T12986/2007, is subject to the following conditions.
 - 1.1 Portion 14 aforesaid (the remaining extent whereof is hereby transferred) is specially subject and entitled to the servitudes and conditions appearing in the Deeds of Transfer of the following portions namely:
 - (i) Portions "B" and "C", as held under Deeds of Transfer No's 962/1922 and 958/1922, dated 3rd February 1922, respectively measuring 27,1492 hectares and 21, 8273 hectares respectively:-
 - (a) The owners of Portions "B" and "C" shall jointly be entitled to the existing dam in the Nels river on said Portion 14 and the existing water furrow leading from such dam (as shown on the diagrams of said Portion 28) to the said Portion 28, as well as to the exclusive use and control of said dam and water furrow, together with the right at any time to enter upon said Portion 14 along the line of passage of said water furrow for the purpose of repairing, enlarging, reconstructing and maintaining the said furrow and dam.
 - (b) The owners of aforesaid portions 4 and 28 shall each have the right to depasture 30 head of cattle or other animals on the veld of the said portion 14 but the owner of the said portion 14 shall nevertheless have the right to place any portion of the veld of whole thereof under cultivation, and the right of grazing will ipso facto lapse in respect of any portion of the said farm when brought under irrigation or placed under cultivation or under orchards or plantations, and further such right of grazing shall not extend to any ground in the immediate vicinity of any homesteads or buildings on the said farm, nor shall such grazing rights prevent the owner of said portion 14 or his successors in title from carrying out any works on the said farm or from constructing any water furrows or other works in connection with the irrigation of the said farm or erection of buildings and other works in connection with the development of the said farm.
 - (c) The owners of said portions "B" and "C" shall jointly be entitled to a right of way over the said portion 14 along the existing road from portion "B" to Citrus Siding.
 - 1.2 The owners of Portion 14 shall have the right to convey water either by open furrow or by a pipe line over or under the said land, provided, however, that any such works shall not be performed in such manner as to affect the satisfactory working of the said land. They shall also be allowed free access to the existing furrow over the land for the purpose of cleaning, repair, widening and enlarging the same, together with the right to fence in the same, provided adequate crossings and outlets for irrigation water be provided.
 - 1.3 On Notarial Deed of Servitude No K258/1977S the right has been granted to Eskom to convey electricity over the property hereby conveyed together with ancillary rights, as will more fully appear on the reference to the said Notarial Deed.
 - 1.4 Die binnevermelde eiendom is onderhewig aan 'n waterhof bevel gedateer 1 April 1980 en geregistreer onder K2165\80S.
 - 1.5 By virtue of Notarial Deed of Servitude K2652/97S dated 9 January 1997 the within mentioned property is subject to a servitude of water for domestic and garden purposes in favour of Portion 12 of the farm Boschrand 283 JT measuring 2,0900 hectares, as will more fully appear on reference to the said Notarial Deed.
 - 1.6 By Notarial Deed No. K3138/98S dated 19 January 1998, the withinmentioned property is subject to a praedial servitude of right of way, to commence to the South of point B on line AB as indicated on Diagram S.G. No 5891/70 in favour of Penryn and as also entitled to a praedial servitude of right of way over Portion 2 of the Farm Germans Goeie Hoop 291, 19 metres wide to the south of and parallel with line BCDEF on diagram S.G. No 5891/70 and also entitled to a praedial servitude of right of way over Remaining Extent of the Farm Germans Goeie Hoop 291, 10 metres wide to the north of and parallel with the line EFGHJKLM on Diagram S.G. No 5891/70 as will more fully appear on reference to the said Notarial Deed.
- 2.15 A land owners association, incorporated under Section 21 of the Companies Act 1973, as amended shall be formed, the main object of which shall be to take transfer of Erf 897 Riverside Park Extension 12 Township and to make the aforesaid Erf

available as a road to the owners of the Erven in the township and, further, to maintain the said Erf and roadway and including all landscaping and other facilities situated thereon.

- 2.16 Erf 897 shall be transferred to the land owners association in 2.15 prior to or simultaneously with the registration and/or transfer of the first Erf in the township.

3. CONDITIONS OF TITLE

THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AS LAID DOWN BY THE MBOMBELA LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

3.1 CONDITIONS APPLICABLE TO 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 Mbombela Local Municipality: Provided that the Mbombela 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 by the Mbombela Local Municipality.
- 3.1.4 The erf 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 Mbombela 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 Mbombela Local Municipality that such remedial actions are unnecessary or the same result could be achieved in a more effective manner.

LOCAL AUTHORITY NOTICE 2

NELSPRUIT AMENDMENT SCHEME 1609

The Mbombela Local Municipality hereby in terms of the provisions of Section 125 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 Nelspruit Planning Scheme, 1989, comprising of the same land as included in the Township of Riverside Park Extension 12.

Map 3 and the scheme clauses of the amendment scheme are filed with the Director, Mpumalanga Department of Agriculture and Land Administration, Nelspruit and the offices of the Municipal Manager, Civic Centre, Nel Street, Nelspruit, and are open for inspection at all reasonable times.

The amendment is known as Nelspruit Amendment Scheme 1609 and shall come into operation on date of publication hereof.

A copy of this notice will be provided in Afrikaans or Siswati to anyone requesting such in writing within 30 days of this notice.
