



THE PROVINCE OF MPUMALANGA  
DIE PROVINSIE MPUMALANGA

**Provincial Gazette**  
**Provinsiale Koerant**

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

**Vol. 17**

NELSPRUIT, 4 JUNE 2010  
JUNIE

**No. 1819**

**IMPORTANT NOTICE**

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**CONTENTS • INHOUD**

No.

Page  
No. Gazette  
No.**GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

129	Town-planning and Townships Ordinance (15/1986): Standerton Amendment Scheme 136 .....	8	1819
129	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Standerton-wysigingskema 136 .....	8	1819
130	Town-planning and Townships Ordinance (15/1986): Emalahleni Amendment Scheme 1217 .....	8	1819
130	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Emalahleni-wysigingskema 1217 .....	9	1819
131	Town-planning and Townships Ordinance (15/1986): Emalahleni Amendment Scheme 1207 .....	9	1819
131	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Emalahleni-wysigingskema 1207 .....	9	1819
132	Town-planning and Townships Ordinance (15/1986): Piet Retief Amendment Scheme 212 .....	10	1819
132	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Piet Retief-wysigingskema 212 .....	10	1819
133	Town-planning and Townships Ordinance (15/1986): Establishment of township: Stonehenge Extension 20 .....	10	1819
133	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Stigting van dorp: Stonehenge-uitbreiding 20 .....	11	1819
134	Development Facilitation Act, 1995: Establishment of land development area: Portion 3, farm Kaalbooi 368 JT .....	14	1819
137	Town-planning and Townships Ordinance (15/1986): Standerton Amendment Scheme 137 .....	11	1819
137	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Standerton-wysigingskema 137 .....	11	1819
138	Town-planning and Townships Ordinance (15/1986): Standerton Amendment Scheme 139 .....	12	1819
138	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Standerton-wysigingskema 139 .....	12	1819
139	Town-planning and Townships Ordinance (15/1986): Belfast Amendment Scheme B0038 .....	12	1819
139	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Belfast-wysigingskema B0038 .....	12	1819

**LOCAL AUTHORITY NOTICES • PLAASLIKE BESTUURSKENNISGEWINGS**

80	Town-planning and Townships Ordinance (15/1986): eMalahleni Local Municipality: Establishment of township: Command Park Extension 3 .....	16	1819
80	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): eMalahleni Plaaslike Munisipaliteit: Stigting van dorp: Command-uitbreiding 3 .....	16	1819
85	Town-planning and Townships Ordinance (15/1986): Declaration as an approved township: Mountain Marsh .....	18	1819
86	do: Nelspruit Amendment Scheme 1495 .....	17	1819
87	do.: Greater Tzaneen Municipality: Tzaneen Amendment Scheme 226 .....	21	1819

# 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

**Fax number:** (012) 323-8805

**E-mail address:** hester.wolmarans@gpw.gov.za  
louise.fourie@gpw.gov.za

**Contact person for subscribers:**

Mrs J. Wehmeyer Tel.: (012) 334-4753  
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 215.43**

Letter Type: Arial Size: 10

Line Spacing: At:  
Exactly 11pt

**A PRICE  
INCREASE OF  
14.97% WILL BE  
EFFECTIVE ON  
ALL TARIFFS  
FROM  
1 JUNE 2010**

**1/4 page R 430.87**

Letter Type: Arial Size: 10

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**1/4 page R 646.31**

Letter Type: Arial Size: 10

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Exactly 11pt

**1/4 page R 861.74**

Letter Type: Arial Size: 10

Line Spacing: At:  
Exactly 11pt



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OF  
SOUTH AFRICA

## LIST OF FIXED TARIFF RATES AND CONDITIONS

FOR PUBLICATION OF LEGAL NOTICES  
IN THE *MPUMALANGA PROVINCE*  
*PROVINCIAL GAZETTE*

**COMMENCEMENT: 1 JUNE 2010**

### 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 an outstanding debt 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**

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#### ***Enquiries:***

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

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

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**NOTICE 129 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)

**STANDERTON AMENDMENT SCHEME 136**

I, L Coetzee, being the owner of Stand 295/1, Standerton, hereby give notice in terms of section 56 (1) (b) (i) of the Town-planning and Township Ordinance, 1986, that I have applied to the Lekwa Local Municipality for the amendment of the town-planning scheme known as the Standerton Town-planning Scheme, 1995, by the rezoning of the above-mentioned property situated at 58 Charl Cilliers Street, from "Residential 1" to "Business 1".

Particulars of the application will lie open for inspection during normal office hours at the office of the Lekwa Council, Standerton, for a period of 28 days from 28 May 2010.

Objections to or representations in respect of the application must be lodged with or made in writing to the Administrator, Lekwa Municipality at P.O. Box 66, Standerton, 2430, within a period of 28 days from 28 May 2010.

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**KENNISGEWING 129 VAN 2010**

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

**STANDERTON-WYSIGINGSKEMA 136**

Ek, L Coetzee, synde die eienaar van Erf 295/1, Standerton, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die Lekwa Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van skema bekend as Standerton-dorpsbeplanningskema, 1995, deur die hersonering van die bogenoemde eiendom te Charl Cilliersstraat 58, vanaf "Residensieel 1" na "Besigheid 1".

Besonderhede van die aansoek lê ter insae gedurende normale kantoorure by die kantoor van die Lekwa Plaaslike Munisipaliteit, Standerton, vir 'n verdere tydperk van 28 dae vanaf 28 Mei 2010.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 Mei 2010 skriftelik by die Administrateur, Lekwa Munisipaliteit, Posbus 66, Standerton, 2430, ingedien of gerig word.

28-04

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**NOTICE 130 OF 2010**

NOTICE OF APPLICATION FOR AMENDMENT OF THE EMALAHLENI TOWN-PLANNING SCHEME, 1991 IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

**eMALAHLENI AMENDMENT SCHEME 1217**

We, Mahamba Property Valuers and Development Planners, being the authorised agent of the owner of Erf 786, Witbank Extension 5, hereby give notice in terms of section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, 1986, that we have applied to the eMalahleni Local Municipality for the amendment of the town-planning scheme known as eMalahleni Town-planning Scheme, 1991, by the rezoning of the property described above, from "Residential 1" to "Special" for the purposes of a nursing school and offices with an Annexure containing development conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, City Planning, Third Floor, Civic Centre, Mandela Street, eMalahleni, for a period of 28 days from 28 May 2010.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at PO Box 3, eMalahleni, 1035, within a period of 28 days from 28 May 2010.

*Address of agent:* Mahamba Property Valuers & Development Planners, P O Box 616, Mhluzi, 1053.



**KENNISGEWING 130 VAN 2010**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE EMALAHLENI DORPSBEPLANNINGSKEMA, 1991 INGEVOLGE VAN ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

**eMALAHLENI-WYSIGINGSKEMA 1217**

Ons, Mahamba Property Valuers & Development Planners, synde die gemagtide agent van die eienaars van Erf 786, Witbank Uitbreiding 5, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis gee dat ek by die eMalahleni Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as die eMalahleni-dorpsbeplanningskema, 1991, deur die hersonering van die eiendom hierbo beskryf, van "Residensieel 1" tot "Spesiaal" vir die doeleindes van verplegingskool en kantore met 'n Bylae om voorsiening te maak vir ontwikkelingsbeperkings.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipal Bestuurder, Stadsbeplanningsafdeling, Derde Vloer, Burgersentrum, Mandelastraat, eMalahleni, vir 'n tydperk van 28 dae vanaf 28 Mei 2010.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 Mei 2010, skriftelik by of tot die Munisipal Bestuurder by bovermelde adres of by Posbus 3, eMalahleni, 1035, ingedien of gerig word.

*Adres van agent:* Mahamba Property Valuers & Development Planners, Posbus 616, Mhluzi, 1053.

28-04

**NOTICE 131 OF 2010**

NOTICE OF APPLICATION FOR AMENDMENT OF THE EMALAHLENI TOWN-PLANNING SCHEME, 1991, IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986

**EMALAHLENI AMENDMENT SCHEME 1207**

I, Karl Wilhelm Rost of Townscape Planning Solutions, being the authorised agent of the owner of Erf 1077, Tasbepark Extension 2, Emalahleni, hereby give notice in terms of section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, 1986, that I have applied to the Emalahleni Local Municipality for the amendment of the town-planning scheme known as the Emalahleni Town-planning Scheme, 1991, by the rezoning of the erf described above, situated at 12 Choir Street, from "Institutional" to "Residential 3".

Particulars of the application will lie for inspection during normal office hours at the office of the Chief Town Planner, Third Floor, Civic Centre, Mandela Avenue, Emalahleni, for a period of 28 days from 28 May 2010.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager, at the above address or at P.O. Box 3, Emalahleni, 1035, within a period of 28 days from 28 May 2010.

*Address of applicant:* Townscape Planning Solutions, P.O. Box 375, River Crescent, 1042. Phone: (013) 656-0554 and Fax: (013) 656-3321.

(Our ref: P10152 Prov Gazette).

**KENNISGEWING 131 VAN 2010**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE EMALAHLENI DORPSBEPLANNINGSKEMA, 1991, INGEVOLGE ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986

**EMALAHLENI-WYSIGINGSKEMA 1207**

Ek, Karl Wilhelm Rost van Townscape Planning Solutions, synde die gemagtigde agent van die eienaar van Erf 1077, Tasbepark Uitbreiding 2, Emalahleni, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die Emalahleni Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema, bekend as die Emalahleni Dorpsbeplanningskema, 1991, deur die hersonering van die eiendom hierbo beskryf, geleë te Choirstraat 12, van "Inrigting" na "Residensieel 3".

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Hoof Stadsbeplanner, Derdevloer, Burgersentrum, Mandelarylaan, Emalahleni, vir 'n tydperk van 28 dae vanaf 28 Mei 2010.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 Mei 2010, skriftelik tot die Munisipale Bestuurder by bovermelde adres of by Posbus 3, Emalahleni, 1035, ingedien of gerig word.

*Adres van applikant:* Townscape Planning Solutions, Posbus 375, River Crescent, 1042. Tel: (013) 656-0554 en Faks: (013) 656-3321.

28-4

**NOTICE 132 OF 2010****PIET RETIEF AMENDMENT SCHEME 212**

I, Jacobus van Wyk, being the authorised agent of the owner of Portion 2 of Erf 476, Piet Retief, hereby give notice in terms of section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that I have applied to the Municipality of Mkhondo for the amendment of the town-planning scheme in operation, known as Piet Retief Town-planning Scheme, 1980, by the rezoning of the property described above, situated at 17 Hansen Street, Piet Retief, from "Residential 1" to "Residential 3".

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Mkhondo Municipality, Mark Street, Piet Retief, for a period of 28 days from 28 May 2010.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at P.O. Box 23, Piet Retief, 2380, within a period of 28 days from 28 May 2010.

*Address of agent:* Reed & Partners Land Surveyors, P.O. Box 132, Ermelo, 2350. Tel. No. (017) 811-2348.

**KENNISGEWING 132 VAN 2010****PIET RETIEF-WYSIGINGSKEMA 212**

Ek, Jacobus van Wyk, synde die gemagtigde agent van die eienaar van Gedeelte 2 van Erf 476, Piet Retief, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat ek by die Munisipaliteit van Mkhondo aansoek gedoen het om die wysiging van die dorpsbeplanningskema in werking, beter bekend as Piet Retief-dorpsbeplanningskema, 1980, deur die hersonering van die eiendomme hierbo beskryf, geleë in Hansenstraat 17, Piet Retief, van "Residensieel 1" na "Residensieel 3".

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Mkhondo Munisipaliteit, Markstraat, Piet Retief, vir 'n tydperk van 28 dae vanaf 28 Mei 2010.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 Mei 2010, skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 23, Piet Retief, ingedien of gerig word.

*Adres van agent:* Reed & Vennote Landmeters, Posbus 132, Ermelo, 2350. Tel. No. (017) 811-2348.

28-4

**NOTICE 133 OF 2010****NOTICE OF APPLICATION FOR TOWNSHIP ESTABLISHMENT**

Notice of application for township establishment in terms of Chapter III, section 96 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), we, Liezl van Niekerk, Town and Regional Planning Services, on behalf of the registered owners of the properties mentioned hereunder, hereby gives notice in terms of section 96 read together with section 69 (6) (a) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that we have applied to the Mbombela Local Municipality for the establishment of the township Stonehenge Extension 20, on the Remainder of Portion 52 (a portion of Portion 13) of the farm Cromdale JT and Portion 84 (a portion of Portion 52) of the farm Cromdale 453 JT, as set out in the Annexure.

Particulars of the above application will lie for inspection during normal office hours at the office of the Municipal Manager: Mbombela Local Municipality, Civic Centre, Nel Street, Nelspruit, for a period of 28 days from 28 May 2010.

Objections to or representation in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at PO Box 45, Nelspruit, 1200, within a period of 28 days from 28 May 2010.

**ANNEXURE**

*Name of town:* Stonehenge Extension 20.

*Total number of erven:* 368.

*Land uses:* "Residential 1"—357 erven.

"Residential 2"—3 erven.

"Business 3"—1 erf.

"Institutional"—1 erf.

"Special"—1 erf.

"Private Open Space"—5 erven.

The application property is situated along the western side of the proposed western by-pass Road P166-2 and the Brinkspruit.

*Address of Applicant:* Liezl van Niekerk, P O Box 7106, Nelspruit, 1200. Tel/Fax: (013) 741-4086. Cell No.: 082 370 9194. E-mail: lvnplan@telkomsa.net

**KENNISGEWING 133 VAN 2010****KENNISGEWING VAN AANSOEK OM DORPSTIGTING**

Kennisgewing van die aansoek om dorpstigting ingevolge Hoofstuk III, artikel 96 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986), ons Liez van Niekerk, Stads- en Streekbeplanningsdienste, namens die geregistreerde eienaars van die eiendomme hieronder vermeld, gee hiermee ingevolge artikel 96 saamgelees met 69 (6) (a) van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986), kennis dat ons by die Mbombela Plaaslike Munisipaliteit aansoek gedoen het om die dorpsgebied Stonehenge-uitbreiding 20, op die Restant van Gedeelte 52 ('n gedeelte van Gedeelte 13) van die plaas Cromdale 453 JT en Gedeelte 84 ('n gedeelte van Gedeelte 52) van die plaas Cromdale 453 JT, te stig soos vermeld in die Bylae.

Besonderhede van bogenoemde aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder: Mbombela Munisipaliteit, Burgersentrum, Nelstraat, Nelspruit, vir 'n tydperk van 28 dae vanaf 28 Mei 2010.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 Mei 2010 skriftelik by die Munisipale Bestuurder by bovermelde adres of by Posbus 45, Nelspruit, 1200, ingedien of gerig word.

**BYLAE**

*Naam van dorp:* **Stonehenge-uitbreiding 20.**

*Aantal erwe in dorp:* 368.

*Grondgebruik:* "Residensieel 1"—357 erwe.

"Residensieel 2"—3 erwe.

"Besigheid 3"—1 erf.

"inrigting"—1 erf.

"Spesiaal"—1 erf.

"Privaat Oopruimte"—5 erwe.

Die aansoekperseel is langs die westekant van die voorgestelde westelike verbypad P166-2 en die Brinkspruit geleë.

*Adres van Applikant:* Liezl van Niekerk, Posbus 7106, Nelspruit, 1200. Tel/Faks: (013) 741-4086. Sel No.: 082 370 9194. E-pos: lvnplan@telkomsa.net

28-4

**NOTICE 137 OF 2010****STANDERTON AMENDMENT SCHEME 137**

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)

I, A Smith, being the authorised agent of the owner of Stands 271, 277, 278, 279/R, 279/1 Standerton, hereby give notice in terms of Section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, 1986, that I have applied to the Lekwa Local Municipality for the amendment of the town-planning scheme known as Standerton Town-planning Scheme 1995, by the rezoning of the above-mentioned properties situated in Coligny & Schwichard Streets, to "Special" for an Institution, Conference Facility & Business 1 land use.

Particulars of the application will lie for inspection during normal office hours at the office of the Lekwa Council, Standerton, for a period of 28 days from 4 June 2010.

Objections to or representations in respect of the application must be lodged with or made in writing to the Administrator, Lekwa Municipality at P.O. Box 66, Standerton, 2430, within a period of 28 days from 4 June 2010.

**KENNISGEWING 137 VAN 2010****STANDERTON WYSIGINGSKEMA 137**

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

Ek, A Smith, synde die agent van die eienaar van erwe 271, 277, 278, 279/R & 279/1, Standerton, gee hiermee ingevolge Artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die Lekwa Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van skema bekend as Standerton Dorpsbeplanningskema, 1995, deur die hersonering van die bogenoemde eiendomme te Coligny & Schwichardstrate, na "Spesiaal" vir 'n Inrigting, Konferensie Fasiliteite & Besigheid 1 grond te gebruik.

Besonderhede van die aansoek lê ter insae gedurende normale kantoorure by die kantoor van die Lekwa Plaaslike Munisipaliteit, Standerton, vir 'n verdere tydperk van 28 dae vanaf 4 Junie 2010.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 4 Junie 2010 skriftelik by die Administrateur, Lekwa Munisipaliteit, Posbus 66, Standerton, 2430, ingedien of gerig word.

**NOTICE 138 OF 2010****STANDERTON AMENDMENT SCHEME 139**

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)

I, A Smith, being the authorised agent of the owner of Stands 408/R1 & 408/3, Standerton, hereby give notice in terms of Section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, 1986, that I have applied to the Lekwa Local Municipality for the amendment of the town-planning scheme known as Standerton Town-planning Scheme 1995, by the rezoning of the above-mentioned properties situated in 54B & 54C Berg Street, Standerton, from "Residential 1" to "Residential 4", for town houses & flats.

Particulars of the application will lie for inspection during normal office hours at the office of the Lekwa Council, Standerton, for a period of 28 days from 4 June 2010.

Objections to or representations in respect of the application must be lodged with or made in writing to the Administrator, Lekwa Municipality at P.O. Box 66, Standerton, 2430, within a period of 28 days from 4 June 2010.

**KENNISGEWING 138 VAN 2010****STANDERTON WYSIGINGSKEMA 139**

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

Ek, A Smith, synde die agent van die eienaar van erwe 408/R1 & 408/3, Standerton, gee hiermee ingevolge Artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die Lekwa Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van skema bekend as Standerton Dorpsbeplanningskema, 1995, deur die hersonerig van die bogenoemde eiendom te Bergstraat 54B & 54C, Standerton, van "Residensieel 1" na "Residensieel 4" vir meenthuis & woonstelsel.

Besonderhede van die aansoek lê ter insae gedurende normale kantoorure by die kantoor van die Lekwa Plaaslike Munisipaliteit, Standerton, vir 'n verdere tydperk van 28 dae vanaf 4 Junie 2010.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 4 Junie 2010 skriftelik by die Administrateur, Lekwa Munisipaliteit, Posbus 66, Standerton, 2430, ingedien of gerig word.

4-11

**NOTICE 139 OF 2010****BELFAST AMENDMENT SCHEME B0038**

NOTICE OF APPLICATION FOR AMENDMENT OF BELFAST TOWN PLANNING-SCHEME, 1990, IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

We, Urban Dynamics (Mpumalanga) Inc., being the authorised agent of the registered owner of Erf 375, Belfast, hereby give notice in terms of Section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, 1986, that we have applied to the Emakhazeni Local Municipality for the amendment of the town-planning scheme known as Belfast Town-planning Scheme 1990, by the rezoning of Erf 375, situated in Erasmus Street, Belfast, from "Business 1" to "Residential 2".

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Emakhazeni Local Municipality, Municipal Buildings, 20 Scheepers Street, Belfast, 1100, for a period of 28 days from 4 June 2010.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at P.O. Box 17, Belfast, 1100, within a period of 28 days from 4 June 2010.

Applicant: Urban Dynamics (Mpumalanga) Inc., Propark Building, 44 Wes Street, PO Box 3294, Middelburg, 1050. Tel: (013) 243-1219. Fax: (031) 243-1321.

**KENNISGEWING 139 VAN 2010****BELFAST WYSIGINGSKEMA B0038**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE BELFAST DORPSBEPLANNINGSKEMA, 1990, INGEVOLGE ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

Ons, Urban Dynamics (Mpumalanga) Ing., synde die agent van die geregistreerde eienaar van Erf 375, Belfast, gee hiermee ingevolge Artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ons by die Emakhazeni Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die Belfast Dorpsbeplanningskema, 1990, deur die hersonerig van Erf 375, Belfast, geleë in Erasmusstraat, Belfast, vanaf "Besigheid 1" na "Residensieel 2".

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Emakhazeni Plaaslike Munisipaliteit, Munisipale Gebou, Scheepersstraat 20, Belfast, 1100, vir 'n tydperk van 28 dae vanaf 4 Junie 2010.

Besware of versoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 4 Junie 2010, skriftelik in tweevoud by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 17, Belfast, 1100, ingedien of gerig word.

Applikant: Urban Dynamics (Mpumalanga) Ing., Propark Gebou, Wesstraat 44, Posbus 3294, Middelburg, 1050. Tel: (013) 243-1219. Fax: (031) 243-1321.

**NOTICE 134 OF 2010**NOTICE OF LAND DEVELOPMENT AREA APPLICATION  
(REFERENCE NUMBER MDT 21/04/10/01/KAALBOOI)

**Liezl van Niekerk Town and Regional Planning Services**, on behalf of **Salvadora Properties Eighty Three CC**, Registration Number: **CK2002/069986/23**, the registered owner has lodged an application in terms of Section 33(1)(b) of the Development Facilitation Act 1995 for the establishment of a land development area on **Portion 3 (a portion of Portion 1) of the Farm Kaalbooi 368 J.T., Province of Mpumalanga**.

The development will consist of a **Lodge and Private Eco Tourism Resort and Rural Residential Purposes** and will consist of the following land uses:

- **47 Private Residential Resort Units;**
- **Lodge, with 10 Rooms;**
- **Hikers Huts;**
- **Reception / Offices, and**
- **Tented Campsite – 10 sites**
- **Ablution facilities.**

Application will also be made for the suspension in terms of the Development Facilitation Act, 1995 (Act 67 of 1995) of the provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) pertaining the proposed subdivisions.

Application is also made for the removal/cancellation of certain restrictive conditions registered against the Title Deed of the applicable property.

Application is also made for the suspension in terms of the Development Facilitation Act, 1995 (Act 67 of 1995) of the provisions of Sections 9A and 11 of The Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940).

Application is also made for the exemption of requirement to enter into service agreement with the Local Municipality in terms of the Development Facilitation Act, 1995 (Act 67 of 1995)

The relevant plan(s), document(s) and other information are available for inspection at Me. Refilwe Motaung / Esther Maluleke (Designated Officer) of the Department of Agriculture, Rural Development and Land Administration, at Building 6, First Floor, Government Boulevard, Riverside Office Complex, Nelspruit or Private Bag X 11219, Nelspruit, 1200 or at the address of the applicant provided hereunder, for a period of 21 (twenty one) days from **28 May 2010**.

The application will be considered at a Tribunal Hearing to be held at **10h00 on 24 August 2010 at Malaga Hotel near Waterval Onder on the N4 and the Pre-Hearing Conference will be held at 10h00 on 21 July 2010 at 18 Jones Street, Nelspruit**.

Any person having an interest in the application should please note:

1. You must within a period of 21 (twenty one) days from date of the first publication of this notice, provide the Designated Officer with your written representation in support of the application or any other written representation not amounting to an objection, in which case you are not required to attend the Pre-Hearing/Tribunal Hearing or
2. If your comments constitute an objection to any aspect of the land development application, the objection or representation must be in writing and must state the name and address of the person or body making the objection or representation, the interest that such person or body has in the matter and the reasons for the objection or representation and must be delivered to the Designated Officer at the address set out hereunder within 21 (twenty one) days from date of first publication.
3. If your comments constitute an objection to any aspect of the land development application you must appear in person or through a duly authorized representative before the Tribunal at the Pre-Hearing conference at the date and venue set out above.

You may contact the Designated Officer if you have any queries at Building 6, First Floor, Government Boulevard, Riverside Office Complex, Nelspruit or Private Bag X 11219 Nelspruit, 1200, Cell: 082 788 2395 and fax (013) 766 8247.

LAND DEVELOPMENT APPLICANT:

**Liezl van Niekerk Town and Regional Planning Services, P O Box 7106, Nelspruit, 1200, Telephone number: (013) 741 4086, Fax: (013) 741 4086, Cell: 082 370 9194 Mail: [lvnplan@telkomsa.net](mailto:lvnplan@telkomsa.net), Contact Person: Liezl van Niekerk.**

**NOTICE 134 OF 2010****SATISO SESICELO SEKUTFUTFUKISWA KWENDZAWO  
[INOMBOLO YEREFURENSI MDT 21/04/10/01/KAALBOOI]**

**i-Liezl van Niekerk Town and Regional Planning Services**, lemela i-**Salvadora Properties Eighty Three CC**, (muphatsi wendzawo) **lenenombolo lebalisiwe: CK2002/069986/23**, ifake sicelo ngekweMgomo 33(1)(b) we - Development Facilitation Act, 1995 sekutfufukiswa kwendzawo **kuncenye 3 (leyincenye yencenye 1) yelipulazi i-Kaalbooi 368 J.T, eMpumalanga.**

Lokutfufukiswa kutofaka ekhatsi **iLodge, sikhungu sekuvakasha lesengasese lesimayelana nemvelo, indzawo yetindlu tasemaphandleni**, loku kutofaka ekhatsi kusetjentiswa kwemhlaba ngetindlela letilandzelako:

- **Sikhungu lesinemagumbi langu 47 ekuhlala tangesese;**
- **iLodge, lenemakamela langu-10;**
- **tindlwana tebantfu lebakhwela tinzaba**
- **indzawo yekwamukela tivakashi/emahhovisi, ne**
- **indzawo yekukhibika yemathende- 10 tindzawo**
- **tinsita tekutihlambulula;**

Sicelo siphindze sifake kulengiswa ngekweMgomo we-Development Facilitation Act, 1995 (Act 67 of 1995) setimfuno te Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) lemayeiana nekusikwa ticeshana kwalenzawo.

Sicelo siphindze sifake kukhishwa/kusulwa kwetimotsite letivimba lokutfufukiswa kwendzawo, letibhaliwe kule-tayitela yalenzawo.

Sicelo siphindze sifake kulengiswa ngekweMgomo we-Development Facilitation Act, 1995 (Act 67 of 1995) setimfuno yetigaba 9A na 11 te Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940).

Sicelo siphindze sifake kulengiswa kwetidzingo tekungena etimvumelweni temsebenti neMasipala wasekhaya ngekweMgomo weDevelopment Facilitation Act, 1995 (Act 67 of 1995).

Lokuphatselene nemidvwebo yekwakha, mibhalo lesemtsetfweni neminingwane kuyatfolakala kuMs. Refilwe Motaung/Esther Maluleke (sikhulu lesigcotshiwe) we Litiko letekulima, Kutfufukiswa kwetindzawo takemaphandleni, nekubuyeketwa kwemhlaba, kuSakhiwo 6, sigaba sekucala, Government Boulevard, Riverside Office Complex, Nelspruit nobe Private Bag X 11219, Nelspruit, 1200 nobe kulelikheli lakhe lofake lesicelo lelibhaliwe ngaphansi, sikhatsi lesilinganiselwa emalangenani langu-21 (mashumi lamabili nakunye) kusukela ngamhlaka **28 May 2010.**

Sicelo sitawucubungulwa kuTribunal Hearing letawubanjelwa nga **10h00 ngamhlaka 24 August 2010 eMalaga hotel ngase Waterval Onder ku-N4, kulalelwa phambilini kwalesicelo kutawubanjelwa nga 10h00 ngamhlaka 21 July 2010 ku18 Jones Street, eNaspoti.**

Noma ngubani lonenshisekelo ngalesicelo kumele ati loku lokulandzelako:

1. Uvumelekile kungakapheli 21 (mashumi lamabili nakunye) emalanga kusukela ekuphumeni kwalesicelo, kuNiketa SiKhulu LesiGcotshiwe lokubhaliwe macondzana nekuvumelana nalesicelo nobe lokubhaliwe lengacondzani nekuphikisa kwalesicelo, ngaloku, akudzingi kutsi ufike kuTribunal Hearing, nobe
  2. Uma umbono wakho unekuphikisana naloko lokuhlongotwako mayelana nekutfufukisa kwalomhlaba, lekuphikisana nobe setfulo kufanele kube kubhaliwe futsi kufanele kukhombe ligama nelikheli laloyo lobhaliwe nobe lemtimba lophikisako, kutsi lomuntfu nobe lemtimba uhlobane ngani kulenzaba aphindze abike tizatfu sekuphikisa nobe setfulo, futsi kumele lekuphikisa kutfunyelwe kuSikhulu LesiGcotshiwe kulelikheli lelibhaliwe ngaphansi kungakapheli 21 (mashumi lamabili nakunye) emalanga kusukela ekuphumeni kwalesicelo.
  3. Uma umbono wakho unekuphikisana naloko lokuhlongotwako mayelana nekutfufukisa kwalomhlaba, kumele uvele wena matfupha nobe loyo lokumele ekulalelweni phambilini kwalesicelo, kulelilanga nenzawo lebekiwe.
- Ungatsindzana neSikhulu LesiGcotshiwe uma unemibuto kuSakhiwo 6, Sigaba sekucala, Government Boulevard Riverside Complex, eNaspoti, nobe kuPrivate Bag X 11219, eNaspoti, 1200, Makhalekhikhini 082 788 2395, ufekise ku 013.766 8247.

LOFAKE SICELO SEKUTFUTFUKISA:

**Liezl van Niekerk Town and Regional Planning Services, P O Box 7106, eNaspoti, 1200, Ucingo (013) 741 4086, ifekisi: (013) 741 4086, Makhalekhikhini: 082 370 9194, Incwadzigezi: [lvnplan@telkomsa.net](mailto:lvnplan@telkomsa.net), longatsindzana naye: Liezl van Niekerk.**

## LOCAL AUTHORITY NOTICES

### PLAASLIKE BESTUURSKENNISGEWINGS

#### LOCAL AUTHORITY NOTICE 80

##### EMALAHLENI LOCAL MUNICIPALITY

#### NOTICE OF APPLICATION FOR ESTABLISHMENT OF A TOWNSHIP

##### ANNEXURE 11

(Regulation 21)

The Emalahleni Local Municipality hereby gives notice in terms of section 96 (1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that an application for township establishments for the townships referred to in the Annexure hereto, has been received by it.

Particulars of the application will lie for inspection during normal office hours at the office of the Chief Town Planner, Third Floor, Burger Centre, Mandela Avenue, Emalahleni for a period of 28 days from 28 May 2010.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at P.O. Box 3, Emalahleni, 1035, within a period of 28 days from 28 May 2010.

##### ANNEXURE

*Name of township:* **Command Park Extension 3.**

*Full name of applicant:* Townscape Planning Solutions CC, P.O. Box 375, River Crescent, 1042 on behalf of N & H Golden Miles Village CK.

*Number of erven and zoning:*

- |   |    |
|---|----|
| 1. "Industrial 3" .....                               | 18 |
| 2. "Industrial 3" with annexure for racing track..... | 12 |
| 3. "Public Road" .....                                |    |
| 4. "Provincial Road"                                  |    |

*Total:* ..... 30

*Description of land:* Portion 65 (Zandklip) (a portion of Portion 29) of the Naauwpoort 335, J.S., province Mpumalanga.

*Locality:* The development is located on either sides of the R544, 2.4 km south of Emalahleni and west of the Benicon Park Extensions, Mpumalanga.

Our ref: TE 091 advProv Gazette.

#### PLAASLIKE BESTUURSKENNISGEWING 80

##### EMALAHLENI PLAASLIKE MUNISIPALITEIT

#### KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP

##### BYLAE 11

(Regulasie 21)

Die Emalahleni Plaaslike Munisipaliteit, gee hiermee ingevolge artikel 96 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat 'n aansoek om die dorp in hierdie bylae genome, te stig deur hom ontvang is.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Hoof Stadsbeplanner, Derdevloer, Burgersentrum, Mandelarylaan, Emalahleni, vir 'n tydperk van 28 dae vanaf 28 Mei 2010.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 Mei 2010, skriftelik tot die Munisipale Bestuurder by bovermelde adres of by Posbus 3, Emalahleni, 1035, ingedien of gerig word.

##### BYLAE

*Naam van dorp:* **Commandpark Uitbreiding 3.**

*Volle naam van aansoeker:* Townscape Planning Solutions BK, Posbus 375, River Crescent, 1042, namens N & H Golden Miles Village CK.

*Aantal erwe en sonerings:*

- |   |    |
|---|----|
| 1. "Industrieel 3" .....                        | 18 |
| 2. "Industrieel 3" met bylaag vir renbaan ..... | 12 |
| 3. "Publiekepad" .....                          |    |
| 4. "Provinsialepad"                             |    |

*Totaal:* ..... 30



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*Beskrywing van die grond:* Gedeelte 65 (Zandklip) ('n gedeelte van Gedeelte 29) van die plaas Naauwpoort 335, J.S., provinsie Mpumalanga.

*Ligging van grond:* Die ontwikkeling is geleë weerskante van die R544, 2.4 km suid van Emalaheni en wes van die voorgestelde Beniconpark Uitbreidings, Mpumalanga.

*Verwysingsnommer:* TE 091 advProv Gazette.

28-4

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## **LOCAL AUTHORITY NOTICE 86**

### **NELSPRUIT AMENDMENT SCHEME 1495**

It is hereby notified in terms of section 57 (1) of the Town-planning and Townships Ordinance, 1986, that the Mbombela Local Municipality approved the amendment of the Nelspruit Town-planning Scheme, 1989, by the rezoning of:

Erf 211, Sonheuwel Township, from "Residential 3" to "Residential 3" with an increased Floor Area Ratio.

Copies of the amendment scheme are filed with the Director, Department of Agriculture, Rural Development and Land Administration, Nelspruit, and the office of the Municipal Manager, Civic Centre, Nel Street, Nelspruit, and are open for inspection at all reasonable times.

This amendment scheme is known as the Nelspruit Amendment Scheme 1495 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.**

**N. T. MTHEMBU, Acting Municipal Manager**

Mbombela Local Municipality, PO Box 45, Nelspruit, 1200.

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**LOCAL AUTHORITY NOTICE 85****LOCAL AUTHORITY NOTICE  
DECLARATION AS AN APPROVED TOWNSHIP**

The Mbombela Local Municipality declares hereby in terms of Section 103 (1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), Mountain Marsh to be an approved township subject to the conditions set out in the schedule hereto.

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY MOUNTAIN MARSH C.C (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 8 (A PORTION OF PORTION 2) OF THE FARM BERGVLEI 123-J.U.**

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be **Mountain Marsh**.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on the **General Plan S.G. 1790/2007**

**1.3 ACCESS**

The ingress and egress from the Curlews Road shall be to the satisfaction of Mbombela Local Municipality.

**1.4 RECEIPT AND DISPOSAL OF STORMWATER**

1.4.1 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.

1.4.1.1 The township owner shall submit for the Mbombela Local Municipality's approval a detailed scheme complete with plans, sections and specifications prepared by a civil engineer who is a member of SAACE for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing channelling of the streets therein together with the provisions of retaining walls as may be considered necessary by the Mbombela Local Municipality.

1.4.1.2 Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

1.4.1.3 The township owner shall carry out the approved scheme at its own expense on behalf and to the satisfaction of the Mbombela Local Municipality under the supervision of a civil engineer who is a member of SAACE.

1.4.1.4 The township owner shall be responsible for the maintenance of the streets to the satisfaction of the Mbombela Local Municipality until the streets have been constructed as set out in subclause 1.4.1.1.

1.4.1.5 If the township owner fails to comply with the provisions of paragraphs 1.4.1.1, 1.4.1.2 and 1.4.1.3 hereof, the Mbombela Local Municipality shall be entitled to execute the work at the cost of the township owner.

**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 owners 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.

**2.11 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.

**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 A and B, including the reservation of mineral rights.

Condition C referring to Notarial Deed No. K325/1986S shall not be applicable to township erven.

Further endorsed condition referring to Notarial Deed No. K7729/2005S shall not be applicable to township erven.

**2. 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)**

**2.1 CONDITIONS APPLICABLE TO ALL ERVEN**

- 2.1.1 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.
- 2.1.2 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.
- 2.1.3 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.

- 2.1.4 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.
- 2.1.5 When municipal civil engineering services have been installed by the Mbombela Local Municipality up to the boundary of the township as a result of the natural progression of township development, each erf owner or his successor in title at that point in time, will be responsible to connect such municipal civil engineering services and at their own cost to the satisfaction of Mbombela Local Municipality and will also be responsible for the payment of their proportionate share of bulk service contribution as calculated by the municipality.**
- 2.1.6 Mbombela Local Municipality shall be under no obligation to provide any engineering services to the property, nor shall any such services installed by the developer be taken over by the Local Municipality.**

## **2.2 All Erven**

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 87**  
**GREATER TZANEEN MUNICIPALITY**  
**TZANEEN AMENDMENT SCHEME 226**

The Greater Tzaneen Municipality hereby in terms of the provisions of section 125 (1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declare that it has approved an amendment scheme, being an amendment comprising the same land as included in the township Tzaneen Extension 93.

Map 3 and the scheme clauses of the amendment scheme are filed with the Greater Tzaneen Municipality and are open for inspection at all reasonable times.

This amendment scheme is known as Tzaneen Amendment Scheme 226.

M.F. MANGENA  
Municipal Manager  
Civic Centre, Tzaneen.  
Notice No. PD 3/2010

**DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 (1) of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Greater Tzaneen Municipality hereby declares the township of Tzaneen Extension 93 to be an approved township, subject to the conditions as set out in the Schedule hereto:

**SCHEDULE**

**FINAL CONDITIONS UNDER WHICH THE APPLICATION DONE BY MATUMI EIENDOMME BK (HEREIN AFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 431 (A PORTION OF PORTION 430) OF THE FARM PUSELA 555- LIMPOPO, HAVE BEEN APPROVED.**

**1. CONDITIONS OF ESTABLISHMENT**

**1.1 NAME**

The name of the township shall be **Tzaneen Extension 93**.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on General Plan **S.G. 1125/2009**

**1.3 STORMWATER DRAINAGE AND STREET DESIGN**

**1.3.1** The township owner shall at the request of the local government supply the

local government with a detailed scheme including plans, cross sections and specifications as compiled by a civil engineer approved by the local government for the provision of a underground water drainage system. Such system must be designed in order to dispose off the runoff of a 1:10 year rainstorm and must ensure that the runoff of a 1:100 year be guided to the nearest defined water course without flooding any adjacent properties. The design of the drainge system must contain and describe aspects like tar macadamization, kerbing and canalization of roads as well as the provision of retaining walls if required by the local government.

The drainage system must, where necessary, make provision for the catchment of stormwater in catchment pits from where it must be disposed of in water tight pipes in such a way that no water collections or seepage shall occur on or near the ground surface. The mentioned water pipes must be manufactured from durable material and must be approved by the local government. The scheme must also indicate the route and gradient of access to each individual erf from the adjoining street.

**1.3.2** The township owner must construct roads according to the approved scheme at own costs and to the satisfaction of the local government, under the supervision of a civil engineer approved by the local government.

**1.3.3** The township owner is responsible for the maintenance of streets to the satisfaction of the local government until the streets are completed according to sub clause 1.3.1; 1.3.2 and 1.3.3 above.

**1.3.4** If the township owner fails to comply with the stipulations of sub clauses 1.3.1, 1.3.2 and 1.3.3 above, the local government will be entitled to do the required construction at the cost of the township owner.

#### **1.4 SEWERAGE**

The township owner must, at the request of the local government, supply the following detail regarding the sewerage system of the proposed township:

- (i) Comprehensive lay-out plans;
- (ii) Cross sections; and
- (iii) Specifications of materials and equipment to be used during the construction of such sewerage system.

The sewerage system must be designed by an approved professional engineer according to the specifications and standards laid down by the local government, to the satisfaction of the Manager: Engineering Services.

All materials to be used with the construction of the sewerage system is subject to the approval and/or amendment of the Manager : Engineering Services.

## 1.5 WATER

The township owner must, at the request of the local government submit a detailed scheme with plans, cross sections and specifications for the provision of an underground water reticulation system, for approval. The proposed network must make provision for a pressurised water connection for each individual Erf and must be designed by a professional engineer approved by the local government. All materials to be used in the proposed water network must be approved by the local government.

## 2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

- 2.1 All Erven shall be made subject to existing conditions and servitudes, if any including the reservation of rights to minerals and real rights, but excluding part of condition **A. in former Deed of Transfer T106709/2005**, namely;

*"De eienaar moet zonder vergoeding te eenige tyd een recht van toegang verlenen tot en over gezegd Gedeelte van die plaas "PUSELA" No. 55, voorheen Nr 55 distrik Letaba) waarvan het eigendom hieronder getransporteerd een gedeelt uitmaakt) met een gemaklike weg naar en van enige openbare weg ten faveure van de huurder of huurders of eienaar of eigenaren an aangrenzende of andere gronden."*

and **condition B. in former Deed of Transfer T1207/1984**, namely;

*"De eienaar moet zonder vergoeding te eenige tyd een recht van toegang verlenen tot en over gezegd Gedeelte 11 van de genoemde plaats PUSELA (waarvan het eigendom hieronder getransporteerd een gedeelte uitmaakt) met een gemaklike weg naar en van enig openbare weg ten faveure van de huurder of huurders of eienaar of eigenaren van aangrenzende of andere gronden."*

which shall not be passed on to the Erven in the township, and condition B in the Deed of Transfer T106709/2005; namely

"B. SUBJECT To a servitude of right of way ceded to the REPUBLIC OF SOUTH AFRICA by Deed of Cession No. K39/1973-S registered on the 12 day of January 1973.",

which servitude is to be cancelled.

## 2.2 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES

If by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing municipal services; the cost thereof shall be borne by the township applicant.

## 2.3 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING TELKOM SERVICES

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

**2.4 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING ESKOM SERVICES**

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

**3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE**

**3.1 ERVEN FOR PRIVATE OPEN SPACE PURPOSES**

Erven 5503 and 5504 shall be transferred to the section 21 company (Home Owner's Association) at the cost of the applicant. The Section 21 Company shall be responsible for the maintenance of the Erven to satisfaction of the Municipality.

**3.2 ERF FOR PRIVATE ROAD PURPOSES AND PURPOSES INCIDENTAL THERETO**

Erf 5505 shall be transferred to the section 21 company (Home Owner's Association) at the cost of the applicant. The Section 21 Company shall be responsible for the maintenance of the Erf to satisfaction of the Municipality.

**3.3 FORMATION, DUTIES AND RESPONSIBILITIES OF THE HOME OWNERS ASSOCIATION**

The developer must register a section 21 company (homeowners' association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). All the owners of Erven in the township must become members of the section 21 company.

**4. CONDITIONS OF TITLE**

**4.1 ALL ERVEN WITH THE EXCEPTION OF ERF 5505**

**4.1.1** The Erf is subject to a servitude, 2 metre wide along any two boundaries other than a street boundary 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 1 metre 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.

**4.1.2** 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 1 metre thereof.



**4.1.3** 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 been made good by the local authority.

## **4.2 ERVEN SUBJECT TO A SPECIAL CONDITION**

### **4.2.1 Erven 5432; 5442; 5444; 5467; 5478 and 5483**

The Erven are subject to a 2 metre wide Servitude for Municipal services, 2.0 metre, as indicated on the **General Plan S.G. 1125/2009**, in favour of the local Municipality.

### **4.2.2 Erf 5503 and 5504**

The Erven are subject to servitude area for Municipal services as indicted on the **Generai Plan S.G NO.1125/2009**, in favour or the local Municipality.

### **4.2.3 Erf 5505**

The entire Erf is subject to Servitude for Municipal purposes as indicated on the **General Plan S.G. 1125/2009**, in favour of the local Municipality.

M.F. MANGENA  
Municipal Manager  
Civic Centre, Tzaneen.

Notice No. PD 3/2010

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