



**THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA**

**Provincial Gazette
Provinsiale Koerant**

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Vol. 18

**NELSPRUIT, 13 MAY
MEI 2011**

No. 1929

IMPORTANT NOTICE

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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.*

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.

$\frac{1}{4}$ page **R 215.43**

Letter Type: Arial Size: 10

Line Spacing: At:
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$\frac{1}{4}$ page **R 430.87**

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$\frac{1}{4}$ page **R 646.31**

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REPUBLIC
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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	BOSMAN STREET
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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 NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 124 OF 2011

NELSPRUIT AMENDMENT SCHEME 1710

NOTICE OF APPLICATION FOR THE AMENDMENT OF THE NELSPRUIT TOWN-PLANNING SCHEME IN TERMS OF SECTION 56 (1) (b) (i) AND SECTION 61 (2) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

I, Liezl van Niekerk, being the authorised agent of the registered owner of Erf 243, Sonheuwel Town (4 De Villiers Street), hereby give notice in terms of section 56 (1) (b) (i) and section 61 (2) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that we have applied to the Mbombela Local Municipality for the amendment of the town-planning scheme known as the Nelspruit Town-planning Scheme, 1989, by rezoning of the said property from "Business 3" with a floor area ratio (F.A.R) of 1,2 to "Business 3" with Annexure conditions (Annexure 1674) to allow for the decrease of the floor area ratio.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Civic Centre, Nelspruit, for a period of 28 days from 6 May 2011.

Objections or representations in respect of the application must be lodged with, or made in writing to the address as indicated hereunder or to the Municipal Manager, PO Box 45, Nelspruit, 1200, within a period of 28 days from 6 May 2011.

Address of applicant: Liezl van Niekerk, P O Box 7106, Nelspruit, 1200. Tel/Fax: (013) 741-4086. E-mail: lvnplan@telkomsa.net

KENNISGEWING 124 VAN 2011

NELSPRUIT-WYSIGINGSKEMA 1710

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (i) EN ARTIKEL 61 (2) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

Ek, Liezl van Niekerk, synde die gemagtigde agent van die geregistreerde eienaar van Erf 243, Sonheuwel Dorp (De Villiersstraat 4), gee hiermee ingevolge artikel 56 (1) (b) (i) en artikel 61 (2) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat ons by die Mbombela Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die dorpsbeplanningskema bekend as die Nelspruit-dorpsbeplanningskema, 1989, deur die hersonerig van die gemelde eiendom vanaf "Besigheid 3" met 'n vloeroppervlakte verhouding (V.O.V) van 1,2 na "Besigheid 3" met Bylae voorwaardes (Bylae 1674) om voorsiening te maak vir die verlaging van die vloeroppervlakte verhouding.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Burgersentrum, Nelspruit, vir 'n tydperk van 28 dae vanaf 6 Mei 2011.

Besware en of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 6 Mei 2011, skriftelik by die onderstaande adres of by die Munisipale Bestuurder, Posbus 45, Nelspruit, 1200, ingedien of gerig word.

Adres van applikant: Liezl van Niekerk, Posbus 7106, Nelspruit, 1200. Tel/Faks: (013) 741-4086. E-pos: lvnplan@telkomsa.net

6-13

NOTICE 125 OF 2011

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

NELSPRUIT AMENDMENT SCHEME 1705

I, Liezl van Niekerk, being the authorised agent of the registered owner of Erf 193, Sonheuwel Township (8 Dirkie Uys Street), hereby gives 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 Mbombela Local Municipality for the amendment of the town-planning scheme known as the Nelspruit Town-planning Scheme, 1989, by rezoning of the said property from "Residential 1" to "Special" with annexure conditions (Annexure 1380) to allow for office and residential purposes with specific development restrictions.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Civic Centre, Nelspruit, for a period of 28 days from 6 May 2011.

Objections or representations in respect of the application must be lodged with or made in writing to the address as indicated hereunder or to the Municipal Manager, P.O. Box 45, Nelspruit, 1200, within a period of 28 days from 6 May 2011.

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

KENNISGEWING 125 VAN 2011

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)

NELSPRUIT-WYSIGINGSKEMA 1705

Ek, Liezl van Niekerk, synde die gemagtigde agent van die geregistreerde eienaar van Erf 193, Sonheuwel Dorp (Dirkie Uysstraat 8), 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 Mbombela Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van dorpsbeplanningskema bekend as die Nelspruit-dorpsbeplanningskema, 1989, deur die hersonering van gemelde eiendom vanaf "Residensieel 1" na "Spesiaal" met bylae voorwaardes (Bylae 1380) om voorsiening te maak vir kantoor en woondoeleindes met spesifieke ontwikkelings beperkings.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Burgersentrum, Nelspruit, vir 'n tydperk van 28 dae vanaf 6 Mei 2011.

Besware en of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 6 Mei 2011, skriftelik by die onderstaande adres of by die Munisipale Bestuurder, Posbus 45, Nelspruit, 1200, ingedien of gerig word.

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

6-13

NOTICE 126 OF 2011**NOTICE OF THE NELSPRUIT AMENDMENT SCHEME 1711**

We, Mahlori Development Planners, being the authorized agent of Erf 264, Sonheuwel Township, 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 Mbombela Local Municipality for the amendment of the Nelspruit Town-planning Scheme, 1989, by rezoning of the property described above, situated at No. 9 De Villiers Street, from "Residential 1" to "Special" for residential and a home office.

Particulars of the application will lie for inspection during normal office hours at the office of the Town Clerk, No. 1 Nel Street, Room 243, for the period of 28 days from 6 May 2011, first publication of this notice.

Objections to or representations in respect of the application must be lodged with or made in writing to the Town Clerk at the above address or at P.O. Box 45, Nelspruit, within a period of 28 days from 6 May 2011.

Address of agent: P.O. Box 1321, Nelspruit, 1200. Fax: 086 659 2756. E-mail: makasani.b@gmail.com

KENNISGEWING 126 VAN 2011**NELSPRUIT-WYSIGINGSKEMA 1711**

Ons, Mahlori Development Planners, synde die agent van Erf 264, Sonheuwel Dorp, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ons by die Mbombela Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Nelspruit-dorpsbeplanningskema, 1989, deur die hersonering van die eiendom hierbo beskryf De Villiersstraat No. 9, vanaf "Residensieel 1" na "Spesiaal" vir residensiaal en 'n huis kantoor.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Mbombela Plaaslike Munisipaliteit, Nelstraat No. 1, Kamer 243, vir 'n periode van 28 dae vanaf 6 Mei 2011.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 6 Mei 2011, skriftelik by bogemelde adres of by die Munisipale Bestuurder by Posbus 45, Nelspruit, 1200, ingedien of gerig word.

Adres van agent: Posbus 1321, Nelspruit, 1200. Faks: 086 659 2756. E-pos: makasani.b@gmail.com

6-13

NOTICE 127 OF 2011**MIDDELBURG AMENDMENT SCHEME 402**

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, Heleen Keyter, t/a DrawMaster, being the authorized agent of the owner of Remainder Erf 101, Township of Middelburg, hereby give notice in terms of section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, that I have applied to the Steve Tshwete Local Municipality, for the amendment of the town-planning scheme known as Steve Tshwete Town-planning Scheme, 2004, by the rezoning of the properties described above, situated on 59A SADC Street, from: "Residential 2" to: "Residential 2" "With amended condition".

Particulars of the application will lie for inspection during normal office hours at the office of the Town Secretary, Room C314, Municipal Building, Middelburg, for a period 28 days from 6 May 2011.

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 PO Box 14, Middelburg, 1050, within a period of 28 days from 6 May 2011.

Address of agent: Heleen Keyter, t/a DrawMaster, PO Box 2972, Middelburg, 1050.

KENNISGEWING 127 VAN 2011**MIDDELBURG-WYSIGINGSKEMA 402****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, Heleen Keyter, h/a DrawMaster, synde die gemagtigde agent van die eienaar van Remainder Erf 101, Middelburg dorp, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, kennis dat ek by die Steve Tshwete Plaaslike Munisipaliteit, aansoek gedoen het om die wysiging van die dorpsbeplanningskema, bekend as Steve Tshwete-dorpsbeplanningskema, 2004, deur die hersonering van die eiendom hierbo beskryf, geleë te SADCStaat 59A, van: "Residensieel 2" na: "Residensieel 2" "met gewysigde voorwaardes".

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Stadssekretaris, Kamer C314, Munisipale Gebou, Middelburg, vir 'n tydperk van 28 dae vanaf 6 Mei 2011.

Besware of versoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 6 Mei 2011, skriftelik by of tot die Sekretaris by bovermelde adres, of by Posbus 14, Middelburg, 1050, ingedien of gerig word.

Adres van agent: Heleen Keyter, h/a DrawMaster, Posbus 2972, Middelburg, 1050.

6-13

NOTICE 129 OF 2011**NOTICE OF APPLICATION FOR AMENDMENT OF THE EMALAHLENI LAND USE MANAGEMENT SCHEME 2010 IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986****EMALAHLENI AMENDMENT SCHEME 1521**

I, Karl Wilhelm Rost of Townscape Planning Solutions being the authorised agent of the owner of Erf 3580, Ga-Nala (Kriel) Extension 16, Registration Division I.S., Province of Mpumalanga, 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 Land Use Management Scheme, 2010, by the rezoning of the erf described above, situated via Heinrich Street from "Special" to "Residential 1" with Annexure 508 with a density of 1 dwelling unit per 300 m².

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 13 May 2011.

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 13 May 2011.

Address of applicant: Townscape Planning Solutions, P.O. Box 375, River Crescent, 1042. Tel: (013) 656-0554. Fax: (013) 656-3321. Ref: P11204 Prov Gazette.

KENNISGEWING 129 VAN 2011**KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE EMALAHLENI-GRONDGEBRUIKBESTUURSKEMA, 2010, INGEVOLGE ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986****WYSIGINGSKEMA 1521**

Ek, Karl Wilhelm Rost van Townscape Planning Solutions, synde die gemagtigde agent van die eienaar van Erf 3580, Ga-Nala (Kriel), Uitbreiding 16, Registrasieafdeling I.S., provinsie Mpumalanga, 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-Grondgebruikbestuurskema, 2010, deur die hersonering van die eiendom hierbo beskryf, geleë te Heinrichstraat van "Spesiaal" na "Residensieel 1" met Bylaag 508 vir 'n digtheid van 1 woonhuis per 300 m².

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 13 Mei 2011.

Besware teen of versoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Mei 2011 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. Faks: (013) 656-3321. (Verw: P11204 Prov Gazette.)

13-20

NOTICE 128 OF 2011

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

DELMAS AMENDMENT SCHEME 60/2007

We, TERRAPLAN ASSOCIATES, being the authorised agent of the owner of Holding 83, Rietkol Agricultural Holdings hereby give notice in terms of Section 56(1)(b)(i) and (ii) of the Town Planning and Townships Ordinance, 1986, that we have applied to the Victor Khanye Local Municipality for the amendment of the town-planning scheme known as the Delmas Town Planning Scheme, 2007 by the rezoning of the property described above, located adjacent to the N12 highway / N12 Service Road from "Agricultural" to "Special" for a cartage firm / transport business inclusive of subservient workshops and offices as well as a dwelling unit subject to certain restrictive measures, and to the Mpumalanga Provincial Government for the excision of the holding.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Room 2, c/o Samuel Road and van der Walt Street, Delmas for the period of 28 days from 13/05/2011

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 6, Delmas, 2210, within a period of 28 days from 13/05/2011

Address of agent:

(HS2057) Terraplan Associates, PO Box 1903, Kempton Park, 1620

13-20/05

KENNISGEWING 128 VAN 2011

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

DELMAS WYSIGINGSKEMA 60/2007

Ons, TERRAPLAN MEDEWERKERS, synde die gemagtige agent van die eienaar van Hoewe 83, Rietkol Landbouhoewes gee hiermee ingevolge Artikel 56(1)(b)(i) en (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ons by die Victor Khanye Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Delmas Dorpsbeplanningskema, 2007 deur die hersonering van die eiendom hierbo beskryf, geleë aangrensend aan die N12 snelweg / N12 Dienspad vanaf "Landbou" na "Spesiaal" vir 'n vervoer onderneming / transport besigheid insluitend ondergeskikte werksinkels en kantore asook 'n wooneenheid onderworpe aan sekere beperkende voorwaardes, asook by die Mpumalanga Provinsiale Regering vir die uitsluiting van die hoewe.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Kamer 2, h/v Samuelweg en van der Waltstraat, Delmas vir 'n tydperk van 28 dae vanaf 13/05/2011.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13/05/2011 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 6, Delmas, 2210 ingedien of gerig word.

Adres van agent:

(HS2057) Terraplan Medewerkers, Posbus 1903, Kempton Park, 1620

LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWINGS

LOCAL AUTHORITY NOTICE 81

THABA CHWEU MUNICIPALITY DECLARATION AS AN APPROVED TOWNSHIP: LYDENBURG EXTENSION 70

In terms of Section 103 (1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Thaba Chweu Municipality, hereby declares Lydenburg Extension 70 to be an approved township, subject to the conditions as set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ASSMANG LIMITED [REG NO. 193500734306] (HEREAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER 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 175 (A PORTION OF PORTION 150) OF THE FARM STERKSPRUIT 33 JT, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be LYDENBURG EXTENSION 70.

1.2 LAYOUT/DESIGN

The township shall consist of streets and erven as indicated on General Plan L.G. No.851/2008.

1.3 RECEIPT AND DISPOSAL OF STORMWATER

1.3.1 The township owner shall arrange the stormwater drainage of the township; in such a way as to fit with all relevant roads and he shall receive and dispose of the stormwater running off or being diverted from the road.

1.3.1.1 The township owner shall submit for the Thaba Chweu 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 Thaba Chweu Municipality.

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

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

1.3.1.4 The township owner shall be responsible for the maintenance of the streets to the satisfaction of the Thaba Chweu Municipality until the streets have been constructed.

1.4 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.

1.5 REMOVAL OF LITTER

The township owners shall at his own expense have all litter within the township area removed to the satisfaction of the Thaba Chweu Municipality.

1.6 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.

1.7 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.

1.8 OBLIGATIONS IN REGARDS 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 Thaba Chweu Municipality, Lydenburg Administrative Unit confirmed that the essential services have been installed, and bulk capacity is available.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding -

"A. DIE VOORMALIGE RESTERENDE GEDEELTE VAN GEDEELTE 40 (MARMER) ('n Gedeelte van Gedeelte 20) van die plaas STERKSPRUIT 33, Registrasie Afdeling JT, Provinsie Mpumalanga, soos aangedui deur die figuur d D E M N P Q r middel watervoor d, op Kaart LG Nr 10018/1999 hierby aangeheg, is geregtig tot en onderhewig aan die volgende:

1. Voormelde Gedeelte van genoemde plaas STERKSPRUIT (waarvan die Resterende Gedeelte van 'n gedeelte groot 56,5399 hektaar, hieronder getransporeer word) is geregtig tot en onderhewig aan die volgende:
 - i. Die serwituut dat niemand die reg sal hê om die watervore of damme te belemmer van die bogenoemde plaas STERKSPRUIT, ook ten opsigte van die watervore en dam tans in gebruik van PHILIPPUS JEREMIAS COETSER, PIETER WILLEM COETSER en ABRAHAM JOHANNES ESPAG, soos meer ten volle in die gesamentlike testament van wyle JOHANNES MATTHIJS 3933/1895.
 - ii. Seker Serwituut met betrekking tot water, weide en houtkap ten gunste van gedeeltes van voormelde plaas, groot respektiewelik 37,5946 hektaar, 30,2388 hektaar, 32,9836 hektaar,

- 36,4739 hektaar, getranspoteer kragtens Transporaktes Nrs 1196/1872, 1198/1871, 4174/1910, 8614/1912 en 2301/1913 as beperk deur Order van die hof gedateer 9 September 1917, en soos ten volle omskrywe in Notariële Akte no 23/1916S.
2. Die gesegde gedeelte 40 (MARMER) van Gedeelte 20 van die genoemde plaas STERKSPRUIT (waarvan die Resterende Gedeelte van 'n gedeelte groot 56,5399 hektaar, hieronder getranspoteer word) is verder geregig tot en onderhewig aan die volgende:
 - a) *GEREGTIG tot waterleiding in tansbestaande watervoor (uitgehaal uit Sterkspruitrivier op en lopende oor Gedeelte 1 van Gedeelte "O" van die plaas STERKSPRUIT, voornoem, groot 85,6532 hektaar, getranspoteer kragtens Transportakte 9183/1925), vanaf gesegde Gedeelte 1 van Gedeelte "O" oor die Resterende Gedeelte van Gedeelte 20 van Gedeelte van genoemde plaas STERKSPRUIT voormeld, groot 72,0772 hektaar, oorspronklik gehou onder Verdelingsertifikaat 3316/1934 gedateer 4 April 1934, en oor Gedeelte 7 oorspronklik gehou onder Verdelingsertifikaat 3310/1934, gedateer 4 April 1934, Gedeelte 6 oorspronklik gehou onder Verdelingsertifikaat 3309/1934 gedateer 4 April 1934, en oor Gedeelte 5 oorspronklik gehou onder Verdelingsertifikaat 3308/1934 gedateer 4 April 1934, en oor Gedeelte 3 oorspronklik gehou onder Verdelingsertifikaat 3306/1934 gedateer 4 April 1934, en oor Gedeelte 10 oorspronklik gehou onder Verdelingsertifikaat 3312/1934 gedateer 4 April 1934, en oor Gedeelte 14 oorspronklik gehou onder Verdelingsertifikaat 3312/1934 gedateer 4 April 1934, en oor Gedeelte 13 oorspronklik gehou onder Verdelingsertifikaat 3315/1934 gedateer 4 April 1934, en oor Gedeelte 12 oorspronklik gehou onder Verdelingsertifikaat 3314/1934 gedateer 4 April 1934, en oor Gedeelte 11 oorspronklik gehou onder Verdelingsertifikaat 3313/1934 gedateer 4 April 1934, van genoemde Gedeelte 20 van Gedeelte van genoemde plaas STERKSPRUIT, respektiewelik 77,1964 hektaar, 13,9557 hektaar, 72,6625 hektaar, 30,4768 hektaar, 3,3391 hektaar, 1,6274 hektaar, 1,5474 hektaar, 1,5346 hektaar en 3,3405 hektaar.*
 - b) *ONDERWORPE aan die volgende serwitute:-*

AAN waterleiding in tansbestaande watervoor (uitgehaal uit Sterkspruitrivier o en lopende oor Gedeelte 1 van Gedeelte "O" van Gedeelte van die genoemde plaas STERKSPRUIT), vanaf gesegde Gedeelte 1 van Gedeelte "O" oor die Resterende Gedeelte van Gedeelte 20 van Gedeelte van die genoemde plaas STERKSPRUIT, groot 72,0772 hektaar, gehou as voormeld, en oor Gedeeltes 7,6,5,3,10,14,13,12,11 voormeld, en Gedeelte 40 van Gedeelte 0 van Gedeelte van die plaas STERKSPRUIT voormeld ten gunste van die eienaars of toekomstige eienaars van Gedeelte 2 van genoemde Gedeelte 20 van Gedeelte van Sterkspruit, voormeld, groot 3,3548 hektaar, oorspronklik gehou onder Verdelingsertifikaat 3305/1934 gedateer 4 April 1934, en van Gedeelte 9 oorspronklik gehou onder Verdelingsertifikaat 3312/1934 gedateer 4 April 1934, en oor gesegde Gedeelte 9 ten gunste van gesegde Gedeelte 2.
 3. *VOORMELDE Gedeelte 40 (MARMER) van Gedeelte van genoemde plaas STERKSPRUIT (waarvan die Resterende Gedeelte van 'n gedeelte groot 56,5399 hektaar, hieronder getranspoteer word) is onderworpe aan sekere regte van watervoor, pyplyn en water passaat ten gunste van sekere Gedeeltes van die Dorpsgronde van Lydenburg 31 JT, distrik Lydenburg, soos meer ten volle sal blyk uit notariële Akte No 177/1934 S.*
 4. *KRAGTENS Notariële Akte 487/1953 S gedateer 18 Junie 1953 en geregistreer op die 20ste Junie 1953, is die eiendom hiermeer getranspoteer onderhewig aan:*
 - i. *'n Serwitut van watervoor, pyplyn en ander regte soos gemerk deur die letters A B X op die Kaart aan gesegde Notariële Akte geheg;*
 - ii. *'n Serwitut om Elektriesiteit te lei oor die eiendom ten gunste van die Stadsraad van Lydenburg; en*
 - iii. *'n Verdere Serwitut van pyplyn ten gunste van die Republiek van Suid-Afrika as die eienaar van Gedeelte 5 van The Townlands of Lydenburg en Gedeelte 3 en 4 van Gedeelte 20 van Gedeelte van genoemde plaas Sterkspruit, en Gedeelte D van genoemde plaas Sterkspruit, en die Stadsraad van Lydenburg as eienaar van die Resterende Gedeelte van THE TOWNLANDS OF LYDENBURG en Gedeelte 1 van Gedeelte O van Gedeelte van genoemde plaas STERKSPRUIT, soos meer ten volle sal blyk uit gesegde Notariële Akte.*
 5. *Kragtens Notariële Akte van Serwitut K4300/96 S gedateer 19 April 1996 is die binngesamelde eiendom onderhewig aan 'n serwitut van waterleiding ten gunste van Gedeelte 90 ('n gedeelte van Gedeelte 57) van die plaas STERKSPRUIT 33, JT, groot 25,2701 hektaar, gehou kragtens Akte van Transport T 47039/86, met bykomende regte soos meer volledig sal blyk uit gemelde Notariële Akte.*
- B. DIE voormalige Resterende Gedeelte van Gedeelte 57 ('n gedeelte van Gedeelte 40) van die plaas STERKSPRUIT 33, Registrasie Afdeling JT, Provinsie Mpumalanga, soos aangedui deur die figuur A B C d middel watervoor s T A en E F G H J K L M E, op Kaart LG Nr 10018/1999 hierby aangeheg, is geregig tot en onderhewig aan die volgende:**
1. *Voormelde gedeelte van die genoemde plaas STERKSPRUIT (waarvan die Resterende Gedeelte van 'n gedeelte groot 35,8072 hektaar, hieronder getranspoteer word) is geregig tot en onderhewig aan die volgende:*
 - i. *Die serwitut dat niemand die reg sal hê om die watervore of damme te belemmer blywende sulks ten dienste van alles bewoners van die genoemde plaas STERKSPRUIT, ook ten opsigte van die watervoor en dam tans in gebruik van PHILIPPUS JEREMIAS COETSER, PIETER WILLEM COETSER en ABRAHAM JOHANNES ESPAG, soos meer ten volle in die gesamentlike testament van wyle JOHANNES MATTHIJS DE BEER en ELSJE MAGDALENA DE BEER (gebore Joraad) gedateer te Sterkspruit op 25 September 1872, en gevyd by Transportakte 3933/1895.*
 - ii. *Seker Serwitut met betrekking tot water, weide en houtkap ten gunste van gedeeltes van voormelde plaas, groot respektiewelik 37,5946 hektaar, 30,2388 hektaar, 32,9836 hektaar,*

36,4739 hektaar, getranspoteer kragtens Transporaktes Nrs 1196/1872, 1198/1871, 4174/1910, 8614/1912 en 2301/1913 as beperk deur Order van die hof gedateer 9 September 1917, en soos ten volle omskrywe in Notariële Akte no 23/1916S.

2. Die gesegde Gedeelte 1 genoem Marmer van Gedeelte "N" van gedeelte van die plaas Sterkspruit 33, Regisrasie Afdeling JT, distrik Lydenburg (waarvan die eiendom hiermeer getranspoteer 'n gedeelte uitmaak) is verder geregtig tot en onderhewig aan die volgende:
 - a) *GEREGTIG tot waterleiding in tansbestaande watervoor (uitgehaal uit Sterkspruitrivier op en lopende oor Gedeelte 1 van Gedeelte "O" van die plaas STERKSPRUIT, voornoem, groot 85,6532 hektaar, getranspoteer kragtens Transportakte 9183/1925), vanaf gesegde Gedeelte 1 van Gedeelte "O" oor die Resterende Gedeelte van Gedeelte 20 van Gedeelte van genoemde plaas STERKSPRUIT voormeld, groot 72,0772 hektaar, oorspronklik gehou onder Verdelingssertifikaat 3316/1934 gedateer 4 April 1934, en oor Gedeelte 7 oorspronklik gehou onder Verdelingssertifikaat 3310/1934, gedateer 4 April 1934, Gedeelte 6 oorspronklik gehou onder Verdelingssertifikaat 3309/1934 gedateer 4 April 1934, en oor Gedeelte 5 oorspronklik gehou onder Verdelingssertifikaat 3308/1934 gedateer 4 April 1934, en oor Gedeelte 3 oorspronklik gehou onder Verdelingssertifikaat 3306/1934 gedateer 4 April 1934, en oor Gedeelte 10 oorspronklik gehou onder Verdelingssertifikaat 3312/1934 gedateer 4 April 1934, en oor Gedeelte 14 oorspronklik gehou onder Verdelingssertifikaat 3312/1934 gedateer 4 April 1934, en oor Gedeelte 13 oorspronklik gehou onder Verdelingssertifikaat 3315/1934 gedateer 4 April 1934, en oor Gedeelte 12 oorspronklik gehou onder Verdelingssertifikaat 3314/1934 gedateer 4 April 1934, en oor Gedeelte 11 oorspronklik gehou onder Verdelingssertifikaat 3313/1934 gedateer 4 April 1934, van genoemde Gedeelte 20 van Gedeelte van genoemde plaas STERKSPRUIT, respektiewelik 77,1964 hektaar, 13,9557 hektaar, 72,6625 hektaar, 30,4768 hektaar, 3,3391 hektaar, 1,6274 hektaar, 1,5474 hektaar, 1,5346 hektaar en 3,3405 hektaar.*
 - b) *ONDERWORPE aan die volgende servitute:-*
AAN waterleiding in tansbestaande watervoor (uitgehaal uit Sterkspruitrivier o en lopende oor Gedeelte 1 van Gedeelte "O" van Gedeelte van die genoemde plaas STERKSPRUIT), vanaf gesegde Gedeelte 1 van Gedeelte "O" oor die Resterende Gedeelte van Gedeelte 20 van Gedeelte van die genoemde plaas STERKSPRUIT, groot 72,0772 hektaar, gehou as voormeld, en oor Gedeeltes 7,6,5,3,10,14,13,12,11 voormeld, en Gedeelte 40 van Gedeelte 0 van Gedeelte van die plaas STERKSPRUIT voormeld ten gunste van die eienaars of toekomstige eienaars van Gedeelte 2 van genoemde Gedeelte 20 van Gedeelte van Sterkspruit, voormeld, groot 3,3548 hektaar, oorspronklik gehou onder Verdelingssertifikaat 3305/1934 gedateer 4 April 1934, en van Gedeelte 9 oorspronklik gehou onder Verdelingssertifikaat 3312/1934 gedateer 4 April 1934, en oor gesegde Gedeelte 9 ten gunste van gesegde Gedeelte 2.
3. *VOORMELDE Gedeelte 1 genoem MARMER van Gedeelte "N" van Gedeelte van die plaas STERKSPRUIT 33 Registrasie Afdeling JT distrik Lydenburg (waarvan die Resterende Gedeelte van 'n gedeelte groot 56,5399 hektaar, hieronder getranspoteer word) is onderworpe aan sekere regte van watervoor, pyplyn en water passaat ten gunste van sekere Gedeeltes van die Dorpsgronde van Lydenburg 100 JT, distrik Lydenburg, soos meer ten volle sal blyk uit Notariële Akte No 177/1934 S.*
4. *KRAGTENS Notariële Akte 487/1953 S gedateer 18 Junie 1953 en geregistreer op die 20ste Junie 1953, is die eiendom hiermeer getranspoteer onderhewig aan:*
 - i. *'n Servituit van watervoor, pyplyn en ander regte soos gemerk deur die letters A B X op die Kaart aan gesegde Notariële Akte geheg;*
 - ii. *'n Servituit om Elektrisiteit te lei oor die eiendom ten gunste van die Stadsraad van Lydenburg; en*
 - iii. *'n Verdere Servituit van pyplyn ten gunste van die Republiek van Suid-Afrika as die eienaar van Gedeelte 5 van The Townlands of Lydenburg en Gedeelte 3 en 4 van Gedeelte 20 van Gedeelte van genoemde plaas Sterkspruit, en Gedeelte D van genoemde plaas Sterkspruit, en die Stadsraad van Lydenburg as eienaar van die Resterende Gedeelte van THE TOWNLANDS OF LYDENBURG en Gedeelte 1 van Gedeelte O van Gedeelte van genoemde plaas STERKSPRUIT, soos meer ten volle sal blyk uit gesegde Notariële Akte.*
5. *Kragtens Notariële Akte van Servituit K4300/96 S gedateer 19 April 1996 is die binngesamelde eiendom onderhewig aan 'n servituit van waterleiding ten gunste van Gedeelte 90 ('n gedeelte van Gedeelte 57) van die plaas STERKSPRUIT 33, JT, groot 25,2701 hektaar, gehou kragtens Akte van Transport T 47039/86, met bykomende regte soos meer volledig sal blyk uit gemelde Notariële Akte."*

3. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions imposed by the Thaba Chweu Municipality.

3.1 ALL ERVEN

- a) The erf is subject to a servitude, 2 m wide, in favour of the local authority for sewage 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 2 m 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 2 m thereof.
- c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction,

maintenance or removal of such sewage 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 sewage mains and other works being made good by the local authority.

- d) The erf is situated in an area with soil conditions which may affect buildings and structures detrimentally and result in damage. Building plans submitted to the local authority shall indicate measures in accordance with recommendations contained in the engineering-geological report compiled for the township, to limit possible damage to the buildings and structures as a result of the unfavourable foundation conditions, unless proof is submitted to the local authority that such measures are unnecessary or the same purpose can be achieved by alternative measures.

Mr. L.C. Ralebipi,
Municipal Manager

LOCAL AUTHORITY NOTICE 82

THABA CHWEU MUNICIPALITY LYDENBURG AMENDMENT SCHEME 262/95

The Thaba Chweu Municipality hereby 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 the Lydenburg Town Planning Scheme, 1995, comprising the same land as included in the Township of Lydenburg Extension 70.

Map 3 and the Scheme Clauses are filed with the Director, Technical and Engineering Services, Thaba Chweu Municipality, Sentraalstraat, Lydenburg, and are open for inspection during normal office hours.

This amendment scheme is known as Lydenburg Amendment Scheme 262/1995 and shall come into operation on the date of publication of this notice.

Mr. L.C. Ralebipi
Municipal Manager

LOCAL AUTHORITY NOTICE 79

SCHEDULE 16

[Regulation 16 (1)]

NOTICE OF INTENTION TO ESTABLISH TOWNSHIP BY LOCAL AUTHORITY

The Thaba Chweu Municipality, hereby gives notice in terms of section 108 (1) (a) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that it intends establishing a township consisting of the following erven on Part of the Remaining Extent of Portion 39 of the Farm Townlands of Lydenburg 31 J.T. to be known as Lydenburg Extension 97:

Residential 1: 155.

Residential 3: 8.

Private Open Space: 4.

Special: 3:

—For clubhouse and related facilities including sport and recreational and servant quarters (x2).

—For access purposes including access control and entrance structure, refuse removal, access for emergency services (x1).

Further particulars of the township will lie for inspection during normal office hours at the office of the Town Planner, Room 32, Technical and Engineering Services Department, Civic Centre, Thaba Chweu Municipality, 1 Central Street, Lydenburg, for a period of 28 days from 13 May 2011.

Objections to or representations in respect of the township must be lodged with or made in writing to the Town Planner at the above address or PO Box 61, Lydenburg, 1120, within a period of 28 days from 13 May 2011.

Ref No. I 1515.

PLAASLIKE BESTUURSKENNISGEWING 79

BYLAE 16

[Regulasie 16 (1)]

KENNISGEWING VAN VOORNEME DEUR PLAASLIKE BESTUUR OM DORP TE STIG

Die Thaba Chweu Munisipaliteit, gee hiermee ingevolge artikel 108 (1) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat hy voornemens is om 'n dorp bestaande uit die volgende erwe op 'n Gedeelte van die Restant van Gedeelte 39 van die plaas Townlands of Lydenburg 31 J.T. en wat bekend sal staan as Lydenburg Uitbreiding 97 te stig:

Residensieel 1: 155.

Residensieel 3: 8.

Privaat Oop Ruimtes: 4.

Spesiaal: 3:

—Vir Klubhuis en verwante gebruike insluitende sport- en ontspanningsfasiliteite en bediende kwartiere (x2).

—Vir toegangsdoeleindes insluitende toegangsbeheer en toegangstrukture, vullisverwydering en toegang vir nooddienste (x1).

Nadere besonderhede van die dorp lê ter insae gedurende gewone kantoorure by die kantoor van die Stadsbeplanner, Kamer 32, Tegnie- en Ingenieursdienste Departement, Burgersentrum, Thaba Chweu Munisipaliteit, Centralstraat 1, Lydenburg, vir 'n tydperk van 28 dae vanaf 13 Mei 2011.

Besware teen of verhoë ten opsigte van die dorp moet skriftelik by of tot die Stadsbeplanner by bovermelde adres of Posbus 61, Lydenburg, 1120, binne 'n tydperk van 28 dae vanaf 13 Mei 2011 ingedien of gerig word.

Verwys No. I 1515.

13-20

LOCAL AUTHORITY NOTICE 80

DECLARATION AS ESTABLISHED TOWNSHIP: GROBLERSDAL EXTENSION 16:

ELIAS MOTSOLEDI LOCAL MUNICIPALITY

In terms of section 111, Town Planning and Township Ordinance No. 15 of 1986, Elias Motsoaledi Local Municipality, hereby declares Groblersdal Extension 16, an established township, subject to the conditions set out in the schedule hereto.

Further, in terms of section 125, Town Planning and Township Ordinance No. 15 of 1986, Elias Motsoaledi Local Municipality has adopted a town-planning scheme relating to Groblersdal Extension 16, the town-planning scheme will lie for inspection at all reasonable times at the offices of the Director and Elias Motsoaledi Local Municipality whereupon the town-planning scheme shall be deemed to be an approved scheme.

M.M. KGWALE: Municipal Manager, Elias Motsoaledi Local Municipality

SCHEDULE

1. CONDITIONS OF ESTABLISHMENT

- (1) *Name*
The name of the township shall be **Groblersdal Extension 16**.
- (2) *Layout design*
The township shall consist of erven and streets as indicated on General Plan S.G. No. A3401/1996.
- (3) *Installation and provision of services*
The township applicant shall install and provide appropriate, affordable and upgradeable internal and external services in or for the township.
- (4) *Disposal of existing conditions of title*
All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.
- (5) *Acceptable and disposal of stormwater*
The township applicant shall arrange for the drainage of the township to fit in with that of Groblersdal Extension 9 and for all storm water running off or being diverted from the road to be received and disposed of.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the local authority in terms of the provisions of the Town-planning and Township Ordinance, 1986 (Ordinance 15, 1986).

- (1) *All erven*
 - (a) Each erf is subject to a servitude, 2 metres 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 2 metres 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 2 metres thereof:
 - (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of 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.
- (1) *Erven subject to special conditions*
 - (a) Erven 859 and 872 shall each separately be notarially tied to Portion 1 and 10 of Erf 633, Groblersdal Extension 9.
 - (b) Erf 956, shall be subject to a stormwater servitude as shown on Plan 144/3.
 - (c) Erf 867, shall be tied notarially with Portion 3 of Erf 683, Groblersdal Extension 9.

3. STREET NAMES

Street names and numbers shall be allocated by the township applicant.

4. CONDITIONS WHICH NOTWITHSTANDING THE EXISTING PROVISIONS OF THE TOWN-PLANNING SCHEME IN OPERATION MUST IN TERMS OF ARTICLE 25, ORDINANCE 15 OF 1986 BE INCORPORATED IN THE TOWN-PLANNING SCHEME

- (1) Erven 859–864, 866, 868–877, 880–884, 886–919, 921–931, 933–957 shall be zoned Residential one, with only Residential house permitted per each erf.
- (2) Erven 886 and 920, shall be zoned municipal.
- (3) Erf 958, shall be zoned public open space.
- (4) Erven 866, 879, 867 and 932, shall be zoned Special for access.
- (5) Erven 863, 864 and 866, may only be accessed from Njala Avenue.
- (6) Erven 868 and 872, may only be accessed from Klipspringer Avenue.
- (7) Erven 873, 874, 878, 880 and 884 may only be accessed from Sebra Avenue.
- (8) Erven 933, 934, 935, 936, 937 and 943, may only be accessed from Swartwitpen Avenue.