



**THE PROVINCE OF MPUMALANGA  
DIE PROVINSIE MPUMALANGA**

**Provincial Gazette  
Provinsiale Koerant**

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

**Vol. 19**

**NELSPRUIT, 20 JANUARY 2012  
JANUARIE**

**No. 2001**

**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 person:** Vino Thaver Tel.: (012) 334-4687

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

**E-mail address:** vino.thaver@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.**

**1/4 page R 229.40**

Letter Type: Arial Size: 10

Line Spacing: At:  
Exactly 11pt

**TAKE NOTE OF  
THE NEW TARIFFS  
WHICH ARE  
APPLICABLE  
FROM THE 1ST OF  
JUNE 2011**

**1/2 page R 458.75**

Letter Type: Arial Size: 10

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Exactly 11pt

**3/4 page R 688.15**

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Line Spacing: At:  
Exactly 11pt

**Full page R 917.55**

Letter Type: Arial Size: 10

Line Spacing: At:  
Exactly 11pt



REPUBLIC  
OF  
SOUTH AFRICA

## LIST OF FIXED TARIFF RATES AND CONDITIONS

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

**COMMENCEMENT: 1 JUNE 2011**

## CONDITIONS FOR PUBLICATION OF NOTICES

### CLOSING TIMES FOR THE ACCEPTANCE OF NOTICES

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

### APPROVAL OF NOTICES

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

### THE GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

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

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

#### **LIABILITY OF ADVERTISER**

5. Advertisers will be held liable for any compensation and costs arising from any action which may be instituted against the Government Printer in consequence of the publication of any notice.

#### **COPY**

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

Where applicable

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

#### **PAYMENT OF COST**

9. **With effect from 1 April 2005 no notice will be accepted for publication unless the cost of the insertion(s) is prepaid in CASH or by CHEQUE or POSTAL ORDERS. It can be arranged that money can be paid into the banking account of the Government Printer, in which case the deposit slip accompanies the advertisement before publication thereof.**
10. (1) The cost of a notice must be calculated by the advertiser in accordance with the word count table.  
  
(2) Where there is any doubt about the cost of publication of a notice, and in the case of copy, an enquiry, accompanied by the relevant copy, should be addressed to the **Advertising Section, Government Printing Works, Private Bag X85, Pretoria, 0001 [Fax: (012) 323-8805], before publication.**
11. Overpayment resulting from miscalculation on the part of the advertiser of the cost of publication of a notice will not be refunded, unless the advertiser furnishes adequate reasons why such miscalculation occurred. In the event of underpayments, the difference will be recovered from the advertiser, and the notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or by cheque or postal orders, or into the banking account.

12. *In the event of a notice being cancelled, a refund will be made only if no cost regarding the placing of the notice has been incurred by the Government Printing Works.*
13. The Government Printer reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the Word Count Table, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

#### **PROOF OF PUBLICATION**

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

## **GOVERNMENT PRINTERS BANK ACCOUNT PARTICULARS**

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Account No.:	4057114016
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Fax No.:	(012) 323 8805

#### ***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 4 OF 2012**

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 174**

We, D & W Nel, being the owners of Stand 499/8, Meyerville, 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 the Standerton Town Planning Scheme 1995, by the rezoning of the above-mentioned property situated in 3C Johann Street, Meyerville, from "Residential 1" to "Residential 4".

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 13 January 2012.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager, Lekwa Municipality at P.O. Box 66, Standerton, 2430, within a period of 28 days from 13 January 2012.

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**KENNISGEWING 4 VAN 2012**

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)

**STANDERTON-WYSIGINGSKEMA 174**

Ons, D & W Nel, die eienaars van Erf 499/8, Meyerville, 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 herosnering van die bogenoemde eiendom te Johannstraat 3C, Meyerville, vanaf "Residensieel 1" na "Residensieel 4".

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 13 Januarie 2012.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Januarie 2012 skriftelik by die Munisipale Bestuurder, Lekwa Munisipaliteit, Posbus 66, Standerton, 2430, ingedien of gerig word.

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**NOTICE 5 OF 2012**

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

**STANDERTON AMENDMENT SCHEME 173**

Dream Weaver Trading 423, being the owner of Stand 398/3, 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 the Standerton Town Planning Scheme, 1995, by the rezoning of the above-mentioned property situated in 65 Charl Cilliers Street, Standerton, from "Residential 1" to "Residential 4".

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 13 January 2012.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager, Lekwa Municipality at P.O. Box 66, Standerton, 2430, within a period of 28 days from 13 January 2012.

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**KENNISGEWING 5 VAN 2012**

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 173**

Dream Weaver Trading 423, die eenaar van Erf 398/3, 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 herosnering van die bogenoemde eiendom te Charl Cillierstraat 65, Standerton, vanaf "Residensieel 1" na "Residensieel 4".



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 13 Januarie 2012.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 13 Januarie 2012 skriftelik by die Munisipale Bestuurder, Lekwa Munisipaliteit, Posbus 66, Standerton, 2430, ingedien of gerig word.

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**NOTICE 6 OF 2012****EMALAHLENI AMENDMENT SCHEME 1576**

NOTICE OF APPLICATION FOR AMENDMENT OF EMALAHLENI LAND USE MANAGEMENT SCHEME, 2010, IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

We, Mahamba Property Valuers and Development Planners, being the authorised agent of the owners of Erf 2852, Kwaguqa 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 the Emalahleni Land Use Management Scheme, 2010, by the rezoning of the erf described above, situated at Job Tholo Street, kwaGuqa Extension 5 from "Park 1" to "Institutional" use zone for the purpose of place of worship and related uses.

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 January 2012.

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 13 January 2012.

*Address of owner:* Last Trumpet Ministries, PO Box 41142, eMalahleni, 1049.

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**KENNISGEWING 6 VAN 2012****EMALAHLENI-WYSIGINGSKEMA 1576**

KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE EMALAHLENI GRONDGEBRUIKBESTUURSKEMA, 2010, INGEVOLGE ARTIKEL 56 (1) (b) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

Ons, Mahamba Property Valuers and Development Planners, synde die gemagtigde agent van die geregistreerde eienaars van Erf 2852, kwaGuqa Extension 5, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ons by die Emalahleni Local Munisipaliteit Plaaslike Munisipaliteit, aansoek gedoen het om die wysiging van die Emalahleni-Grondgebruikbestuurskema, 2010, deur die hersonering van die bogenoemde eiendom geleë te Job Tholostraat, KwaGuqa Extension 5 vanaf "Park" gebruiksones na "Institusioneel" vir kerk doeleindes en verwante gebruike.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Hoofstadsbeplanner, Derde Vloer, Munisipale Gebou, Mandela Avenue, Emalahleni, vir 'n tydperk van 28 dae vanaf 13 Januarie 2012.

Besware of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae van 13 Januarie 2012 skriftelik in tweevoude by of tot die bovermelde adres of by Posbus 3, Emalahleni, 1035, ingedien of gerig word.

*Adres van eienaar:* Last Trumpet Ministries, PO Box 41142, eMalahleni, 1049.

13-20

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**NOTICE 9 OF 2012**

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 1556**

I, Karl Wilhelm Rost Pr. Pln of Townscape Planning Solutions, being the authorised agent of the owner of Portion 78 of the farm Kromdraai 292, Registration Division J.S., Province 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 at Portion 78 of the farm Kromdraai 292-JS, adjacent to the R555, from "Agricultural" to "Industrial" 1.

Particulars of the application will lay 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 20 January 2012.

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 20 January 2012.

*Address of applicant:* Townscape Planning Solutions, PO Box 375, River Crescent, 1042. Tel: (013) 656-0554. Fax: (013) 656-3321. (Our Ref: P11239 Prov Gazette.)

**KENNISGEWING 9 VAN 2012**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE EMALAHLENI GRONDGEBRUIKSTUURSKEMA, 2010  
INGEVOLGE ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORP, 1986

**EMALAHLENI-WYSIGINGSKEMA 1556**

Ek, Karl Wilhelm Rost Pr. Pln van Townscape Planning Solutions, synde die gemagtigde agent van die eienaar van Gedeelte 78, van die plaas Kromdraai 292, Registrasie Afdeling J.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-dorpsbeplanningskema, 2010, deur die hersonering van die eiendom hierbo beskryf, geleë te Gedeelte 78, van die plaas Kromdraai 292-JS, aangrensend tot die R555 van "Landbou" na "Industrieel 1".

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 20 Januarie 2012.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 20 Januarie 2012 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. (Ons Verw: P11239 Prov Gazette.)

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**NOTICE 10 OF 2012**

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 1577**

I, Karl Wilhelm Rost Pr. Pln of Townscape Planning Solutions, being the authorised agent of the owner of Erf 695, Witbank Extension 3, Registration Division J.S., Province 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 on 55 Voortrekker Road, from "Residential 1" to "Business 2" for the purpose of a warehouse with related office use.

Particulars of the application will lay 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 20 January 2012.

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 20 January 2012.

*Address of applicant:* Townscape Planning Solutions, PO Box 375, River Crescent, 1042. Tel: (013) 656-0554. Fax: (013) 656-3321. (Ref: P12255.)

**KENNISGEWING 10 VAN 2012****EMALAHLENI-WYSIGINGSKEMA 1577**

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

Ek, Karl Wilhelm Rost Pr. Pln van Townscape Planning Solutions, synde die gemagtigde agent van die eienaar van Erf 695, Witbank Uitbreiding 3, Registrasie Afdeling J.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 Voortrekkerweg 55, van "Residensieel 1" na "Besigheid 2" vir die doeleindes van 'n werkwinkel met verwante kantoorgebruik.

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 20 Januarie 2012.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 20 Januarie 2012 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: P12255.)

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**NOTICE 11 OF 2012****PIET RETIEF AMENDMENT SCHEME 243**

We, Reed & Partners Land Surveyors, being the authorised agent of the owner of the Portion 4 of Erf 428, Kempville, 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 the Piet Retief Town-planning Scheme, 1980, by the rezoning of the property described above, situated at the corner of Champa Road & Commercial Road Kempville, 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 9 December 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 23, Piet Retief, 2380, within a period of 28 days from 9 December 2011.

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

**KENNISGEWING 11 VAN 2012****PIET RETIEF-WYSIGINGSKEMA 243**

Ons, Reed & Vennote Landmeters, synde die gemagtigde agent van die eienaar van die Gedeelte 4 van Erf 428, Kempville, 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 Municipaliteit 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 eiendom hierbo beskryf, geleë op die hoek van Champaweg & Commercialweg Kempville, van "Residensieel 1" na "Residensieel 3".

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Mkhondo Munisipale Markstraat, Piet Retief, vir 'n tydperk van 28 dae vanaf 9 Desember 2011.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 9 Desember 2011 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, Professionele Landmeters, Posbus 132, Ermelo, 2350. Tel No. (017) 811-2348.

20-27

**NOTICE 12 OF 2012****NOTICE OF APPLICATION FOR THE AMENDMENT OF A TOWN-PLANNING SCHEME IN TERMS OF SECTION 56 (1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)**

We, Umsebe Development Planners, represented by Mr B.J.L. van der Merwe and Mr ST Masuku, being the authorised agent of the owner of Portion 6 of Erf 1973, Nelspruit Extension, hereby gives notice in terms of section 56 (1) 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 Nelspruit Town-planning Scheme, 1989, by the rezoning of the property situated at 40A Marloth Street, described as follows: Nelspruit Amendment Scheme 1734. Portion 6 of Erf 1973, Nelspruit Extension, from "Business 4" to "Business 4" with increased development parameters and subject to the proposed development conditions described in Annexure 1242.

Particulars of this application will lie for inspection during normal office hours at the office of the Secretary of the Assistant Director: Technical Services, Mbombela Local Municipality, Room 205, Second Floor, Nel Street, Nelspruit, 1200, for a period of 28 days from 20 January 2012.

Objections to or representations in respect of the application must be lodged with or made in writing and in duplicate to the Secretary of the Assistant Director: Technical Services, Mbombela Local Municipality, at the above-mentioned address or to the Municipal Manager, Mbombela Municipality, PO Box 45, Nelspruit, 1200, within a period of 28 days from 20 January 2012 (no later than 17 February 2012).

*Address of applicant:* Umsebe Development Planners, PO Box 12367, Nelspruit, 1200. Tel: (013) 752-4710.

**KENNISGEWING 12 VAN 2012****KENNISGEWING VAN AANSOEK OM WYSIGING VAN 'N DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) VAN DIE DORPSBEPLANNING EN DORPE ORDONNANSIE, 1986 (ORDONNANSIE 15 VAN 1986)**

Ons, Umsebe Ontwikkelingsbeplanners, verteenwoordig deur Mnr B.J.L. van der Merwe en Mnr ST Masuku, synde die gemagtigde agent van die eienaar van Gedeelte 6 van Erf 1973, Nelspruit Uitbreiding, gee hiermee ingevolge artikel 56 (1) van Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986), kennis dat ons by die Mbombela Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema, bekend as die Nelspruit-

Dorpsbeplanningskema, 1989 deur die hersonering van die eiendom hierbo beskryf, geleë te Marlothstraat 40A, soos hieronder beskryf: Nelspruit-wysigingskema 1734. Gedeelte 6 van Erf 1973, Nelspruit Uitbreiding, vanaf "Besigheid 4" na "Besigheid 4" met verhoogte ontwikkelings kontrole, en onderworpe aan die voorgestelde ontwikkelings voorwaardes in Bylae 1242.

Besonderhede van bogenoemde aansoek lê ter insae gedurende gewone kantoorure by die Sekretaresse van die Assistent Direkteur: Tegniese Dienste, Mbombela Plaaslike Munisipaliteit, Kamer 205, Tweede Vloer, Nelstraat, Nelspruit, vir 'n tydperk van 28 dae vanaf 20 Januarie 2012.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 20 Januarie 2012 (nie later as 17 Februarie 2012), skriftelik en in tweevoud by die Sekretaresse van die Assistent Direkteur: Tegniese Dienste by bovermelde adres of na Die Munisipale Bestuurder, Mbombela Munisipaliteit, Posbus 45, Nelspruit, 1200, ingedien of gerig word.

*Adres van aplikant:* Umsebe Ontwikkelingsbeplanners, Posbus 12367, Nelspruit, 1200. Tel: (013) 752-4710.

20-27

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## NOTICE 13 OF 2012

### MPUMALANGA GAMBLING ACT 5 OF 1995

#### NOTIFICATION OF APPLICATION IN TERMS OF SECTION 26

Notice is hereby given that Bohwa 1 Gaming (Pty) Ltd, v/a Hot Slots Gaming Enterprises (Pty) Ltd, intends submitting an application to the Mpumalanga Gambling Board for The Consent to Procure and Interest in Thaba-Gare Lydenburg (Pty) Ltd. The application will be available for public inspection at the office of the Mpumalanga Gambling Board at First Avenue, White River, South Africa, 1240, from 20 January 2012.

1. The purpose of the application is to procure an interest in Thaba-Gare Lydenburg. In both shareholding and management of the licensed operation of the limited payout machines in the Province of Mpumalanga.
2. The site premises are located at 1473 corner Viljoen & Voortrekker Street.

Attention is directed to the provisions of section 26 of the Mpumalanga Gambling Act, 1995 (Act No. 5 of 1995), as amended, which makes provision for the lodging of written objections in respect of the application.

Such objections should be lodged with the Chief Executive Officer, Mpumalanga Gambling Board, First Avenue, Private Bag X9908, White River, South Africa, 1240, within 30 days from 20 January 2012.

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**NOTICE 7 OF 2012**

(Regulation 21(10) of the Development Facilitation Regulations in terms of the Development Facilitation Act, 1995)

**NOTICE OF LAND DEVELOPMENT AREA APPLICATION**

Umsebe Development Planners has lodged an application in terms of the Development Facilitation Act, 1995 for the establishment of a land development area to formalise the existing industrial land uses and to obtain land use rights to develop a new resin plant situated on Portion 16 of the farm Valschvlei 352 IT measuring 46,3635ha in extent, as well as for the removal of certain restrictive title conditions.

The development will consist of the following:

- **The existing industrial activities of Sonae Novobord (Pty) Limited and ancillary uses and a new a resin plant that includes storage tanks for raw materials and finished products, a formaldehyde production plant and a resin batching plant, subject to development controls as indicated in the motivating memorandum; and**
- **Agriculture will remain on the balance of the property.**

The relevant plan(s), document(s) and information are available for inspection at the offices of the applicant set out below and the offices of the Designated Officer, Ms R Motaung, 50 Murray Street, Ground Floor, Nelspruit, Mpumalanga, for a period of 21 days from 13 January 2012.

The application will be considered at a Tribunal hearing to be held at Anchors Inn Guest Lodge, No 13 F de Wet Street in Piet Retief on 29 March 2012 at 09h00 and the Pre-hearing Conference will be held at No 18 Jones Street in Nelspruit on 15 March 2012 at 09h00.

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

1. You may within a period of 21 (twenty one) days from 13 January 2011 (the date of the first publication of this notice), provide the designated officer with your written objections or representations; or
2. If your comments constitute an objection to any aspect of the land development application, you must appear in person or through a representative before the Tribunal at the Pre-hearing Conference on the date mentioned above.

Any written objection or representation must be delivered to the designated officer at Private Bag X11219, Nelspruit 1200 or at the offices of the designated officer, Ms R Motaung, 50 Murray Street, Ground Floor, Nelspruit 1200 and you may contact the designated officer if you have any queries on telephone no (013) 766 6314 or 082 873 9475 and fax no (013) 766 8295.

Applicant: Umsebe Development Planners, PO Box 12367, Nelspruit, 1200, 39 Ehmke Street, Tel:(013) 752 4710, Fax:(013) 752 2970, Marius Look

**NOTICE 7 OF 2012**

(Simiso 21(10) seTimiso letiHlembisa teNtutfuko ngokuya kweMtsetfo Lohlembisa Tentutfuko, Ioshiqilelwe ngo 1995)

**SATISO NGESICELO SEKUTFUFUKISWA KWEMHLABA**

Umsebe Development Planners ufake sicelo ngokuya kweMtsetfo Lohlembisa Tentutfuko wango 1995 sokutfufukiswa kwemhlaba kuze kutofolakala emalungelo lafane ngekwemtsetfo kanye nekutfolela emalungelo lamasha ekusebentisa umhlaba kute kutokhonakala kutsi kwakhiwe iresin plant (pheceleti lifemu leresin) lokule Nxenye lengu 16 yalelipulazi lelatiwa ngekutsi kuse Valschvei 352 IT lelingu 46,3635ha ngebukhulu, kanye nesicelo sekukhishwa noma kususwa kwetiphakamiso letitsite letitfolakala kubhukwini lelikhomba buniyo bendzawo.

Lokukutfufukiswa kwalomhlaba kutabe kunanaku lokulandzelako:

- **Letakhiwo letivele tikhona tetimboni takaSonae Novobord (Pty) Limited lebesoloko tisetjentiswa kanye netinsita takhona kanye nelibhilidi lelisha lelubitwa ngekutsi yi resin plant lelitauba nemathange ekufaka emakhatsakhatsa labitwa ngekutsi yiformaldehyde product plant kanye ne resin batching plant alenkampani, loku lokutawakhiwa kutabe kusengomeni nobe ke phansi kwemtsetfo lebekiwe kulelibhuku lelchaza kabanti ngalentutfuko; kanye**

- **Umhlaba wekulima nemfuyo wona utawu sala ungaka tsintfwa kulencenye yalelipulazi.**

Emapulani nemiculu lanelwati lacondzene nalesisecelo itabe ibekwe kubukwa nanoma ngubani lapha emahhovisini alabafake lesicelo lacaciswe langentasi kanye nakulamahhovisi eSikhulu lesingu Ms R Motaung, 50 Murray Sitaladi, Emahhovisi langephansi kulelibhilidi, eNelspruit, eMpumalanga. Lamapulane nalemiculu iyobekwa kulenzawo sikhatsi lesitinsuku letingu 21 kusukela mhlaka 13 January 2012.

Lesisicelo sitawudzingidvwa ebandla leTribunali leliyohlala mhlaka 29 March 2012 ngo 09H00 lapha eAnchors Inn Guest Lodge, ku 13 F de Wet Sitaladi, ePiet Retief. Inkofa leiyandvulela salelibandla leTribunali ihlelwe kuba khona la ku Nombolo 18 Jones Sitaladi eNelspruit, ngomhlaka 15 March 2012 nga 09H00

Nanoma ngabe ngubani lonetsisecelo ngalesicelo kufanele acaphele loku:

1. Kufanele kutsi esikhatsini lesingedluli etinsukwini letingu 21 kusukela mhlaka 13 January 2012 (lusuku lapho sakhishwa ngalo kukucala emaphephandzabeni), ube sewusinikile leSikhulu ngalokubhaliwe tiphakamiso takho letisekela noma letigceka lesisicelo.
2. Uma tiphakamiso takho tigceka lesisicelo sekutfufukiswa kwalomhlaba, ungavela wena siqu noma ungatfumela lotakumela kulenkofa leyandvulela kuhlala kwalebandla leTribunali leiyiyoba galolusuku lelibalwe langenhla.

Nanoma ngakungusiphi siphakamiso lesingalokubhaliwe lesigceka lesicelo noma siphakamiso sokumelwa singaletfwa kulelihovisi leSikhulu ku Private Bag X11219, Nelspruit 1200 noma kulamahovisi eSikhulu, Ms R Motaung, 50 Murray Sitaladi, emahhovisi laphansi kulelibhilidi, eNelspruit. Uma kukhona lofisa kukwati ngaloku ungachumana naleSikhulu kulenombolo yelucingo (013) 766 6314 noma 082 873 9475 noma kulenombolo yefax (013) 766 8295.

Labafaka lesisicelo ngabe: Umsebe Development Planners, P.O. Box 12367, Nelspruit, 1200, 39 Ehmke Street, Tel: (013) 752 4710, Fax (013) 752 2970, Marius Look

**NOTICE 8 OF 2012**

[Regulation 21(10) of the Development Facilitation Regulations in terms of the DFA, 1995]

**NOTICE OF LAND DEVELOPMENT AREA APPLICATION: REMAINDER, FARM WATERVAL 230 JS**

Gerrit Hendrik de Graaff, Director of Developlan Town and Regional Planners Inc. acting on behalf of Granary Davel (Proprietary) Limited (the registered owners of the undermentioned land), has lodged an application in terms of the Development Facilitation Act, 1995 for the establishment of a land development area on the Remaining Extent of the farm Waterval 230 JS, Mpumalanga.

The development area will be divided into two portions and will be of an Eco/Agricultural Estate nature. The proposed Remainder will consist of the following erven/portions: 24 Residential portions (12ha); 1 Existing dwelling and outbuildings (1.1957ha); 1 Lodge (5ha); and the rest of the portion to be utilised as "Agriculture" (1469.3939ha). The proposed Portion 1 will consist of the following erven/portions: 8 Residential portions (4ha); and the rest of the portion to be utilised as "Agriculture" (299.3159ha).

The relevant plans, documents and information are available for inspection at the Designated Officer – Ms. Erica van Jaarsveld; Mpumalanga Department of Agriculture, Rural Development and Land Administration; Building No. 50 Murray Street; Nelspruit, Ground Floor for a period of 21 days from 13 January 2012.

The application will be considered at a Tribunal hearing to be held at the Nkangala District Municipality, 2 A Walter Sisulu Street, Middelburg on 22 March 2012 at 09:00 and the pre-hearing conference will be held at No 18 Jones Street, Nelspruit on 7 March 2012 at 09:00.

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

1. You may within a period of 21 (twenty one) days from the date of the first publication of this notice, provide the Designated Officer with your written objections or representations; or
2. If your comments constitute an objection to any aspect of the land development application, you must appear in person or through a duly authorised representative before the Tribunal on the date mentioned above.

Any written objection or representation must be delivered to the Designated Officer - Ms. Erica van Jaarsveld; Mpumalanga Department of Agriculture, Rural Development and Land Administration; Building No. 50 Murray Street; Nelspruit or Private Bag X11219, Nelspruit, 1200 and you may contact the Designated Officer if you have any queries on Tel: 013-766 6314 or 084 799 5921.

**KENNISGEWING 8 VAN 2012**

[Regulasie 21(10) van die Ontwikkelings-fasiliterings Regulasies in terme van die DFA, 1995]

**KENNISGEWING VAN GRONDONTWIKKELINGSAREA AANSOEK: RESTANT, WATERVAL 230 JS**

Gerrit Hendrik de Graaff, Direkteur van Developplan Stads- en Streekbeplanners Ing., wat optree namens Granary Davel (Eiendoms) Beperk (die geregistreerde eienaars van die ondergemelde eiendom), het 'n aansoek geloods in terme van die Wet op Ontwikkelingsfasilitering, 1995 vir die vestiging van 'n grondontwikkelingsgebied op Die Resterende Gedeelte van die plaas Waterval 230 JS Mpumalanga.

Die ontwikkelingsarea sal verdeel word in twee dele en die aard sal 'n Eko/Landbou Landgoed wees. Die voorgestelde Restant sal bestaan uit die volgende erwe/gedeeltes: 24 Residensiele gedeeltes (12ha); 1 Bestaande woonhuis en buitegeboue (1.1957ha); 1 Lodge (5ha); en die res van die gedeelte sal gebruik word as "Landbou" (1469.3939ha). Die voorgestelde Gedeelte 1 sal bestaan uit die volgende erwe/gedeeltes: 8 Residensiele gedeeltes (4ha); en die res van die gedeelte sal gebruik word as "Landbou" (299.3159ha).

Die relevante planne, dokumente en inligting is beskikbaar vir inspeksie by Die Aangewese Beampte - Ms. Erica van Jaarsveld; Mpumalanga Department van Landbou, Landelike Ontwikkeling en Grond Administrasie; Gebou No. 50 Murray Straat; Nelspruit; vir 'n periode van 21 dae vanaf 13 January 2012.

Die aansoek sal oorweeg word tydens 'n Tribunaal verhoor wat gehou sal word by die Nkangala Distriks Munisipaliteit, 2 A Walter Sisulu Straat, Middelburg op 22 Maart 2012 om 09:00, en die voorverhoor konferensie sal gehou word te No 18 Jones Straat, Nelspruit op 7 Maart 2012 om 09:00.

Enige persoon wat 'n belang het by die aansoek moet asseblief kennis neem dat:

1. U binne 'n periode van 21 (een-en-twintig) dae vanaf die eerste publikasie van hierdie kennisgewing Die Aangewese Beampte van u skriftelike besware of verhoë kan voorsien; of
2. Indien u kommentare 'n beswaar teen enige aspek van die grondontwikkelings-aansoek daarstel, u in persoon of u verteenwoordig word deur 'n toepaslike gemagtigde verteenwoordiger voor die tribunaal kan verskyn op die datum hierbo vermeld.

Enige geskrewe beswaar of verhoë moet afgelewer word by Die Aangewese Beampte - Ms. Erica van Jaarsveld; Mpumalanga Department van Landbou, Landelike Ontwikkeling en Grond Administrasie; Gebou No. 50 Murray Straat; Nelspruit of Privaat Sak X11219, Nelspruit en indien u enige navrae het, kan u die Aangewese Beampte kontak by Tel: 013-766 6314 or 084 799 5921.



**NOTICE 14 OF 2012**

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY MYRTLE IRENE BRISTOW (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995), FOR PERMISSION TO DEVELOP PORTION 217 (A PORTION OF PORTION 73) OF THE FARM THE REST 454 JT – NELSPRUIT EXTENSION 40**

**1. CONDITIONS TO BE COMPLIED WITH AFTER THE APPROVAL IN TERMS OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995) ARE AS FOLLOWS:**

**1. GENERAL**

1.1 The Applicant shall satisfy the Mpumalanga Development Tribunal:

1.1.1 the relevant amendment scheme (in terms of Section 125 of Ordinance of 1986) is in order and may be published simultaneously with the declaration of the development area;

1.1.2 satisfactory access is available to the development area;

1.1.3 a favourable geo-technical report has been submitted;

1.1.4 the consent has been obtained from the mineral rights holder; and

1.1.5 a favourable environmental assessment report has been submitted;

1.2 The Applicant shall comply with all requirements of the Development Facilitation Act, 1995 (Act 67 of 1995).

**2. CONDITIONS OF ESTABLISHMENT - CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED DEVELOPMENT AREA IN TERMS OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995)**

**2.1 NAME OF TOWN**

The name of the town shall be Nelspruit Extension 40.

## **2.2 ACCESS**

The ingress and egress from Road D69 shall be to the satisfaction of the Director, Mpumalanga Department of Public Works Roads and Transport, subject to such conditions as may be imposed by him, and shall be executed as and when required by him.

## **2.3 RECEIPT AND DISPOSAL OF STORMWATER**

The Developer shall arrange the stormwater drainage of the development area in such a way as to fit in with the natural drainage of the area.

## **2.4 REMOVAL OF LITTER**

The Developer shall at his own expense have all litter within the development area removed to the satisfaction of the Municipality, or by arrangement via a Services Agreement with the Municipality.

## **2.5 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 development area, the cost thereof shall be borne by the Developer.

## **2.6 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 development area, the cost thereof shall be borne by the Developer.

## **2.7 RESPONSIBILITIES IN RESPECT OF ESSENTIAL SERVICES**

The Developer shall provide all essential services in terms of the provisions of the Development Facilitation Act, 1995 (Act 67 of 1995).

## **2.8 CREATION OF A PRIVATE RIGHT-OF-WAY SERVITUDE**

A private right-of-way servitude as described on the layout and general plan is hereby created over erven 4180, 4181 & 4182 in terms of the provisions of section 33(2)(e), of the Development Facilitation Act, 1995 (Act No. 67 of 1995).

## 2.9 SPECIAL CONDITIONS

The following restrictions in the title deed relevant to this town is hereby suspended and removed in terms of Section 34 (b) of the Development Facilitation Act, 1995: Restrictions C (a), (b) & (c).

## 2.10 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to the reservation of mineral rights, but excluding the following conditions which must not be carried over to the erven in the township:-

- "B. DIE eiendom hiermee getransporteer is geregtig tot 'n serwituut van opdamming met bykomstige regte oor gedeelte 72 van die plaas THE REST 454 voormeld, groot 13,0193 hektaar soos meer ten volle sal blyk uit notariële akte van serwituut van opdamming K329/1963S geregistreer op 9 April 1963, met kaart daaraan geheg.
- "C. AND FURTHER SUBJECT to the following conditions imposed by the DEPARTMENT OF HOUSING AND LAND ADMINISTRATION:-
- a. THE portion herein transferred is subject and entitled to a reciprocal right of access over portions 217 and 218 (portions of portion 73) of the farm THE REST 454
  - b. NO fences may be erected between the portion herein transferred and portion 217 and 218 (portions of portion 73) of the farm THE REST 454
  - c. NOT more than one dwelling unit shall be erected on the erf; provided that a second dwelling may be erected with the written consent of the M E C for HOUSING AND LAND ADMINISTRATION.

## 2.11 CONDITIONS OF TITLE

### ERVEN 4180, 4181 AND 4182

The erven are subject to a private right-of-way servitude as indicated on the general plan.

**3. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE NELSPRUIT TOWN PLANNING SCHEME, 1984, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986**

**3.1 ALL ERVEN**

The erf is situated in an area that has soil conditions that could detrimentally affect buildings and structures and be the cause of damage. Building plans which are submitted to the 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 development area so as to eliminate possible damage to buildings and structures as a result of the unfavorable soil conditions, unless proof can be submitted to the Municipality that such remedial actions are unnecessary or the same result could be achieved in a more effective manner.

**3.2 ERVEN 4180, 4181 AND 4182**

- a. THE portion herein transferred is subject and entitled to a reciprocal right of access over portions 218 and 219 (portions of portion 73) of the farm THE REST 454
- b. NO fences may be erected between the portion herein transferred and portions 218 and 219 (portions of portion 73) of the farm THE REST 454.
- c. NOT more than one dwelling unit shall be erected on the erf; provided that a second dwelling may be erected with the written consent of MEC for HOUSING AND LAND ADMINISTRATION.

**4. ZONING**

**ERF 4179 to 4182**

**Use zone 10: "Special"**

- (a) The erf and the buildings erected thereon, or which are to be erected thereon shall only be used for purposes of Rural Residential.

- (b) The height of buildings on the stand shall not exceed 3 storeys.
- (c) The coverage of buildings on the stand shall not exceed 30%.
- (d) The Floor Area Ratio shall not exceed 0,3.
- (e) Effective paved parking spaces together with the necessary maneuvering area, shall be provided on the erf to the satisfaction of the Municipality.

Approved  
M. J. van der  
Registrar

**NOTICE 15 OF 2012****NOTICE IN TERMS OF THE PROVISIONS OF SECTION 33(4) OF THE DEVELOPMENT FACILITATION ACT, ACT No 67 OF 1995**

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY MYRTLE IRENE BRISTOW (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995), FOR PERMISSION TO DEVELOP PORTION 218 (A PORTION OF PORTION 73) OF THE FARM THE REST 454 JT – NELSPRUIT EXTENSION 41**

**1. CONDITIONS TO BE COMPLIED WITH AFTER THE APPROVAL IN TERMS OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995) ARE AS FOLLOWS:**

**1. GENERAL**

1.1 The Applicant shall satisfy the Mpumalanga Development Tribunal:

- 1.1.1 the relevant amendment scheme (in terms of Section 125 of Ordinance of 1986) is in order and may be published simultaneously with the declaration of the development area;
- 1.1.2 satisfactory access is available to the development area;
- 1.1.3 a favourable geo-technical report has been submitted;
- 1.1.4 the consent has been obtained from the mineral rights holder; and
- 1.1.5 a favourable environmental assessment report has been submitted;

1.2 The Applicant shall comply with all requirements of the Development Facilitation Act, 1995 (Act 67 of 1995).

**2. CONDITIONS OF ESTABLISHMENT - CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED DEVELOPMENT AREA IN TERMS OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995)**

**2.1 NAME OF TOWN**

The name of the town shall be Nelspruit Extension 41.

**2.2 ACCESS**

The ingress and egress from Road D69 shall be to the satisfaction of the Director, Mpumalanga Department of Public Works Roads and Transport, subject to such conditions as may be imposed by him, and shall be executed as and when required by him.

**2.3 RECEIPT AND DISPOSAL OF STORMWATER**

The Developer shall arrange the stormwater drainage of the development area in such a way as to fit in with the natural drainage of the area.

**2.4 REMOVAL OF LITTER**

The Developer shall at his own expense have all litter within the development area removed to the satisfaction of the Municipality, or by arrangement via a Services Agreement with the Municipality.

## 2.5 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 development area, the cost thereof shall be borne by the Developer.

## 2.6 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 development area, the cost thereof shall be borne by the Developer.

## 2.7 RESPONSIBILITIES IN RESPECT OF ESSENTIAL SERVICES

The Developer shall provide all essential services in terms of the provisions of the Development Facilitation Act, 1995 (Act 67 of 1995).

## 2.10 REMOVAL OF RESTRICTIONS

The following restrictions in the title deed relevant to this town is hereby suspended and removed in terms of section 34 (b) of the Development Facilitation Act: restrictions D. a, b & c.

## 2.11 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to the reservation of mineral rights, but excluding the following conditions which must not be carried over to the erven in the township:-

"C. DIE eiendom hiermee getranspoteer is geregtig tot 'n serwituut van opdamming met bykomstige regte oor gedeelte 72 van die plaas THE REST 454 voormeld, groot 13,0193 hektaar soos meer ten volle sal blyk uit notariële akte van serwituut van opdamming K329/1963S geregistreer op 9 April 1963, met kaart daaraan geheg.

"D. SUBJECT TO THE FOLLOWING CONDITIONS IMPOSED BY THE DEPARTMENT OF HOUSING AND LAND ADMINISTRATION:-

- a) THE portion herein transferred is subject and entitled to a reciprocal right of access over portions 217 and 219 (portions of portion 73) of the farm THE REST 454
- b) NO fences may be erected between the portion herein transferred and portions 217 and 219 (portions of portion 73) of the farm THE REST 454.
- c) NOT more than one dwelling unit shall be erected on the erf; provided that a second dwelling may be erected with the written consent of the MEC for HOUSING AND LAND ADMINISTRATION

And the following rights which affect erven 4183 and 4184 only:-

"B. ONDERHEWIG aan notariële akte K446/1955S gedateerd 22 MAART 1955, waarby 'n serwituut van reg van weg 15,74 meter wyd ten gunste van die algemene publiek oor die gemelde gedeelte 73 ('n gedeelte waarvan hieronder gehou word) verleen is, soos meer volledig sal blyk uit gemelde notariële akte en soos aangetoon deur die figuur E a b c D E op kaart S.G. No. 1619/2002 aangeheg by voormelde sertifikaat van geregistreerde titel.

**3. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE NELSPRUIT TOWN PLANNING SCHEME, 1984, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986**

**3.1 ALL ERVEN**

The erf is situated in an area that has soil conditions that could detrimentally affect buildings and structures and be the cause of damage. Building plans which are submitted to the 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 development area so as to eliminate possible damage to buildings and structures as a result of the unfavorable soil conditions, unless proof can be submitted to the Municipality that such remedial actions are unnecessary or the same result could be achieved in a more effective manner.

**4. ZONING**

**ERF 4183 to 4186**

**Use zone 10: "Special"**

- (a) The erf and the buildings erected thereon, or which are to be erected thereon shall only be used for purposes of Rural Residential.
  - (b) The height of buildings on the stand shall not exceed 3 storeys.
  - (c) The coverage of buildings on the stand shall not exceed 30%.
  - (d) The Floor Area Ratio shall not exceed 0,3.
  - (e) Effective paved parking spaces together with the necessary maneuvering area, shall be provided on the erf to the satisfaction of the Municipality.
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