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DIE PROVINSIE MPUMALANGA

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DESEMBER 2014

**No. 2396**

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

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**GENERAL NOTICE 652 OF 2014****HAZYVIEW AMENDMENT SCHEME 95**

NOTICE OF AN 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)

We, Break Even 1089 cc, being the registered owners of Erf 1239, Hazyview Extension 1 (Horingneuslaan), hereby give notice in terms of Section 56(1)(b)(i) 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 Hazyview Peri-Urban Scheme, 1975, by rezoning of the property described above from "Business" to "Business", subject to an Annexure conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Mbombela Local Municipality, 1 Nel Street, Nelspruit, for a period 28 days from 3 October 2014. Objections to, or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above mentioned address or at Mbombela Local Municipality, PO Box 45, Nelspruit, 1200.

Address of applicant: P O Box 1912, Hazyview, 1242, Cell Number:0829752136

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**ALGEMENE KENNISGEWING 652 VAN 2014****HAZYWIEW WYSIGNSKEMA 95**

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

Ons, Break Even 1089 cc, synde die geregistreerde an voornemended eienaar van Erf 1239, Hazyview Uitbreiding 1 (Horingneuslaan), gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning an Dorpe, 1986(Ordonnansie 15 van 1986), kennis dat ons by die Mbombela Local Municipality aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Hazyview Peri-Dorp Skema, 1975, deur die hersonering van die eiendom hierbo beskryf, vanaf "Besigheid" na "Besigheid" onderworpe van n Bylae.

Besonderhede van begonoemde aansoek le ter insae gedurende gewone kantoor by die kantoor van die Munisipale Bestuurder, Mbombela Local Municipality, 1 Nelstraat, Nelspruit, vir n tydperk van 28 dae vanaf 3 Oktober 2014. Besware teen of vertoe ten opstigte van die ansoek moet binne n tydperk van 28 dae skriftelik by of tot die Munisipale Bestuurder by bevormelde adres of Mbombela Local Municipality, Posbus 45, Nelspruit, 1200.

Posbus van Applikant: Posbus Box 1912, Hazyview, 1242, Cell No:0829752136

**GENERAL NOTICE 653 OF 2014****NELSPRUIT AMENDMENT SCHEME 1907**

NOTICE OF AN 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/We, Ndile Investment (Pty) Ltd, being the agent of the registered owner of Erf 6302, Kanyamazane, hereby give notice in terms of Section 56(1)(b)(i) 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 rezoning of the property described above 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, Mbombela Local Municipality, 1 Nel Street, Nelspruit, for a period 28 days from 5 December 2014. Objections to, or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above mentioned address or at Mbombela Local Municipality, PO Box 45, Nelspruit, 1200, within a period of 28 days.

Address of applicant: 36 Louis Trichards Street, Unit 4, Belmont Villas Building, Nelspruit, 1200, Cell No.: 083 983 8306

**ALGEMENE KENNISGEWING 653 VAN 2014****WHITE RIVER WYSIGNSKEMA 1907**

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

Ek/Ons, Ndile Investment (Pty) Ltd, synde die geregistreede en voornemende eienaar van Erf 6302, Kanyamazane, gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat ons by die Mbombela Local Municipality aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Nelspruit dorpsbeplanningskema, 1989, deur die hersonering van die eiendom hierbo beskryf, vanaf "Residensieel 1" na "Residensieel 3".

Besonderhede van begoemde aansoek le ter insae gedurende gewone kantoor by die kantoor van die Munisipale Bestuurder, Mbombela Local Municipality, 1 Nelstraat, Nelspruit, vir n tydperk van 28 dae vanaf 5 Desember 2014. Besware teen of vertoe ten opstigte van die aansoek moet binne n tydperk van 28 dæ skriftelik by of tot die Munisipale Bestuurder by bevoormelde adres of Mbombela Local Municipality, Posbus 45, Nelspruit, 1200, ingedien of gerig word.

Posbus van Applikant: 36 Louis Trichards Street, Unit 4, Belmont Villas Geboue, Nelspruit, 1200, Cell No.: 083 983 8306

**GENERAL NOTICE 654 OF 2014**

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 243**

Zelpy 1574 Pty Ltd, being the authorized agent of the owner of stand 431/2 Standerton, hereby give notice in terms of section 56 (1)(b)(i) of the Town Planning and Township Ordinance, 1986, that I have applied to the Lekwa Local Municipality for the amendment of the town planning scheme known as the Standerton Town Planning Scheme 1995, by the rezoning of stand 431/2 situated in 17 von Backstrom Street, Standerton, from "Residential 1" to "Business 1". Particulars of the application will lie open for inspection during normal office hours at the office of the Lekwa Council, Standerton, for a period of 28 days from 5 December 2014. 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 5 December 2014.

**ALGEMENE KENNISGEWING 654 VAN 2014**

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

**STANDERTON WYSIGINGSKEMA 243**

Zelpy 1574 Pty Ltd, synde die wettige agent van die eienaar van erf 431/2, Standerton, gee hiermee ingevolge artikel 56 (1)(b)(i) van die Ordonnansie op Dorpbeplanning en Dorpe, 1986, kennis dat ek by die Lekwa Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van skema bekend as Standerton Dorpbeplanningskema, 1995, deur die hersonering van erf 431/2 te von Backstromstraat 17, Standerton, vanaf "Residensieël 1" na "Besigheid 1". Besonderhede van die aansoek lê ter insae gedurende normale kantoorure by die kantoor van die Lekwa Plaaslike Munisipaliteit, Standerton vir 'n verdere tydperk van 28 dae vanaf 5 Desember 2014. Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 5 Desember 2014 skriftelik by die Munisipale Bestuurder, Lekwa Munisipaliteit, Posbus 66, Standerton, 2430, ingedien of gerig word.

## GENERAL NOTICE 655 OF 2014

### STEVE TSHWETE AMENDMENT SCHEME 591 WITH ANNEXURE A488

#### NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE TOWN PLANNING SCHEME, 2004, IN TERMS OF SECTION 56(1)(b)(i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

We, Urban Dynamics (Mpumalanga) Inc., being the authorized agent of the registered owner of Portion 5 of Erf 778 Middelburg, 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 Steve Tshwete Local Municipality for the amendment of the Town Planning Scheme known as the Steve Tshwete Town Planning Scheme, 2004, for the rezoning of the abovementioned property situated on the corner of Vos and Morkel Street, by rezoning the property from "Residential 1" to "Residential 3" subject to certain conditions. Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Municipal Buildings, Wanderers Avenue, Middelburg, 1050, for a period of 28 days from **5 December 2014**. 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 14, Middelburg, 1050, within a period of 28 days from **5 December 2014**.

Applicant: Urban Dynamics (Mpumalanga) Inc., Seven @ Dolerite, 7 Dolerite Crescent, PO Box 11677, Aerorand, 1070, Tel: (013) 244 1598, Fax: (013) 244 1560.

## ALGEMENE KENNISGEWING 655 VAN 2014

### STEVE TSHWETE WYSIGINGSKEMA 591 MET BYLAE A488

#### KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE DORPSBEPLANNINGSKEMA, 2004, INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

Ons, Urban Dynamics (Mpumalanga) Inc., synde die gemagtigde agent van die geregistreerde eienaar van Gedeelte 5 van Erf 778 Middelburg, gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ons by die Steve Tshwete plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die Steve Tshwete Dorpsbeplanningskema, 2004, deur die hersonering van die eiendom geleë op die hoek van Vos en Morkel Straat, vanaf "Residensieel 1" na "Residensieel 3" onderworpe aan sekere voorwaardes. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, Munisipale Gebou, Wandererslaan, Middelburg, 1050, vir 'n tydperk van 28 dae vanaf **5 Desember 2014**. Besware of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **5 Desember 2014**, skriftelik in tweevoud by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 14, Middelburg, 1050, ingedien of gerig word.

Applikant: Urban Dynamics (Mpumalanga) Inc., Seven @ Dolerite, Dolerite Singel 7, Posbus 11677, Aerorand, 1070, Tel: (013) 244 1598, Fax: (013) 244 1560

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## **LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS**

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### **LOCAL AUTHORITY NOTICE 255**

#### **LOCAL AUTHORITY NOTICE 2014 MSUKALIGWA MUNICIPALITY**

#### **PROPOSED PERMANENT CLOSURE OF ERF 4862 AND ERF 4863, ERMELO X 18.**

Notice is hereby given in terms Section 68 of the Local Government Ordinance, 17 of 1939, that the Msukaligwa Municipality intends to permanently close Erf 4862 (Park) and Erf 4863 (Park), Ermelo Extension 18.

A plan indicating the parks that the Council intends to close will be open for inspection during office hours at the office of the Municipal Manager, 1<sup>st</sup> Floor, Msukaligwa Civic Centre, Ermelo for the period of 30 days from the date of publication of this notice.

Any objections to or representations in this regard must be lodged with or made in writing to the Municipal Manager at the above address or at Msukaligwa Municipality, PO Box 48, Ermelo, 2350 within a period of 30 days from date of publication of this notice.

Mr ZT Shongwe  
Municipal Manager

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### **PLAASLIKE BESTUURSKENNISGEWING 255**

#### **PLAASLIKE BESTUURSKENNISGEWING 2014 MSUKALIGWA MUNISIPALITEIT**

#### **VOORGESTELDE PERMANENTE SLUITING VAN ERF 4862 EN ERF 4863, ERMELO X 18**

Kennis geskied hiermee ingevolge die bepalings van Artikel 68 van die Plaaslike Bestuurs Ordonnansie 17 van 1939, dat die Msukaligwa Munisipaliteit van voornemens is om Erf 4862 (Park) en Erf 4863 (Park), Ermelo Uitbreiding 18 permanent te sluit.

'n Plan wat die parke aandui wat die Munisipale Raad van voornemens is om te sluit, lê gedurende normale kantoorure by die Munisipale Bestuurder, 1ste Vloer, Msukaligwa Burgersentrum, Ermelo vir 30 dae vanaf die datum van publikasie van hierdie kennisgewing.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf die datum van publikasie van hierdie kennisgewing skriftelik tot die Munisipale Bestuurder by bovermelde adres of die Msukaligwa Munisipaliteit, Posbus 48, Ermelo 2350, ingedien of gerig word.

Mnr ZT Shongwe  
Munisipale Bestuurder

**LOCAL AUTHORITY NOTICE 256****LOCAL AUTHORITY NOTICE 2014  
MSUKALIGWA MUNICIPALITY****PROPOSED PERMANENT CLOSURE OF VARIOUS STREETS IN ERMELO EXTENSION 18**

Notice is hereby given in terms Section 67(3) of the Local Government Ordinance 17 of 1939, that the Msukaligwa Municipality intends to permanently close the following streets in Ermelo Extension 18:

- Eland Street, Steenbok Street, Wildebees Street, Buffalo Street, Gazelle Street, Kwagga Street, 2 unnamed streets between Gazelle Street and Generaal Botha Street, 1 unnamed street between Gazelle Street and Kwagga Street and a portion of Generaal Botha Street;

A plan indicating the streets that the Council intends to close will be open for inspection during office hours at the office of the Municipal Manager, 1<sup>st</sup> Floor, Msukaligwa Civic Centre, Ermelo for the period of 30 days from the date of publication of this notice.

Any objections to or representations in this regard must be lodged with or made in writing to the Municipal Manager at the above address or at Msukaligwa Municipality, PO Box 48, Ermelo, 2350 within a period of 30 days from date of publication of this notice.

Mr ZT Shongwe  
Municipal Manager

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**PLAASLIKE BESTUURSKENNISGEWING 256****PLAASLIKE BESTRUURSKENNISGEWING 2014  
MSUKALIGWA MUNISIPALITEIT****VOORGESTELDE PERMANENTE SLUITING VAN STRATE IN ERMELO UITBREIDING 18**

Kennis geskied hiermee ingevolge die bepalings van Artikel 67(3) van die Plaaslike Bestuursordonnansie 17 van 1939, dat die Msukaligwa Munisipaliteit van voornemens is om die volgende strate in Ermelo Uitbreiding 18 permanent te sluit

- Elandstraat, Steenbokstraat, Wildebeesstraat, Buffalostraat, Gazellestraat, Kwaggastraat, 2 naamlose strate tussen Gazellestraat en Generaal Bothastraat, 1 naamlose straat tussen Gazellestraat en Kwaggastraat en 'n gedeelte van Generaal Bothastraat;

'n Plan wat die strate aandui wat die Munisipale Raad van voornemens is om te sluit, lê gedurende normale kantoorure by die Munisipale Bestuurder, 1ste Vloer, Msukaligwa Burgersentrum, Ermelo vir 30 dae vanaf die datum van publikasie van hierdie kennisgewing.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf die datum van publikasie van hierdie kennisgewing skriftelik tot die Munisipale Bestuurder by bovermelde adres of die Msukaligwa Munisipaliteit, Posbus 48, Ermelo 2350, ingedien of gerig word.

Mnr ZT Shongwe  
Munisipale Bestuurder



**LOCAL AUTHORITY NOTICE 257****EMALAHLENI LOCAL MUNICIPALITY****NOTICE OF APPROVAL OF  
EMALAHLENI AMENDMENT SCHEME 1658**

It is hereby notified in terms of the provisions of Section 57(1) (a) of the Town-planning and Townships Ordinance, 1986, that the Emalahleni Local Municipality has approved the amendment of the Emalahleni Land Use Management Scheme, 2010, by the rezoning of Portion 4 of Erf 207, Die Heuwel from "Residential 1" to "Residential 3".

Map 3 and scheme clauses of the amendment scheme are filed with the Director, Department of Agriculture and Land Administration, Mpumalanga Province and the Municipal Manager of the eMalahleni Local Municipality and are open for inspection at all reasonable times. This amendment is known as Emalahleni Amendment Scheme 1658 and shall come into operation on date of this publication.

**T. JANSEN VAN VUUREN  
ADMINISTRATOR**

Civic Centre  
Mandela Street  
eMALAHLENI  
1035

P.O. Box 3  
WITBANK  
1035

Notice Number : 51/2014

Publication date: 5 December 2014 - Provincial Gazette of Mpumalanga

**LOCAL AUTHORITY NOTICE 258****EMALAHLENI LOCAL MUNICIPALITY  
NOTICE OF APPROVAL OF AMENDMENT SCHEME 1544**

The Local Municipality of Emalahleni declares hereby in terms of the provisions of section 125 (1) of the Town-Planning and Townships Ordinance, 1986, that it has approved an amendment scheme, being an amendment of the Emalahleni Town-Planning Scheme, 2010, comprising the same land as included in the township Klarinet Extension 8.

Map 3 and the scheme clauses of the amendment scheme are filed with the Director, Department of Housing and Land Administration Mpumalanga Province, and the Municipal Manager, Emalahleni Local Municipal Council and are open for inspection at all reasonable times. This amendment is known as Emalahleni Amendment Scheme 1544 and shall come into operation on date of publication of this notice.

**T JANSEN VAN VUUREN  
ADMINISTRATOR**

Civic Centre  
Mandela Street  
eMALAHLENI  
1035

P.O. Box 3  
eMalahleni  
1035

Notice Number : 52/2014

Publication date: Provincial Gazette of Mpumalanga: 5 December 2014

**LOCAL AUTHORITY NOTICE 259****EMALAHLENI LOCAL MUNICIPALITY**  
**PROCLAMATION OF THE TOWNSHIP KLARINET EXTENSION 8**

In terms of Section 108 of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Emalahleni Local Municipality, hereby declares Klarinet Extension 8 to be an approved Township, subject to the conditions as set out in the Schedule hereto:

**SCHEDULE**

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE 15 OF 1986) ON PORTION 260 OF THE FARM BLESBOKLAAGTE 296-JS PROVINCE OF MPUMALANGA, BY ABSA PROPERTY DEVELOPMENT PROPRIETARY LIMITED, REGISTRATION NUMBER 1962/000559/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) TO ESTABLISH A TOWNSHIP ON SUCH LAND IN ITS OWN NAME HAS BEEN APPROVED**

**1 CONDITIONS OF ESTABLISHMENT****(1) NAME**

The name of the township shall be **Klarinet Extension 8**.

**(2) LAYOUT / DESIGN**

The township shall consist of erven and streets as indicated on General Plan S.G No. 895/2011.

**(3) ACCESS**

(a) Erven 5252-5268, 5271-5295, 5776-5777, 5780-5808, 5810-5811, 5823-5824, 5827-5829, 5832-5834, 5837-5839, 5842-5844, 5847-5849, 5852-5854, 5857-5859, 5861, 5863-5864, 6262-6284, 6466, 6476, 6478-6479: Ingress from Provincial Road P100-1 and District Road D1126 to the township and egress to Provincial Road P100-1 and District Road D1126 from the township shall be restricted to the junction with the 40m street with the said roads as indicated on the Layout Plan.

(b) The Local Authority, shall at its own expense, submit a geometric design layout plan (scale 1:500) of the ingress and egress points referred to in (a) above, and specifications for the construction of the accesses, to the Department Head: Department of Public Works, Roads and Transport, for approval. The local authority shall after approval of the layout and specifications, construct the said ingress and egress points at its own expense to the satisfaction of the Department Head: Department of Public Works, Roads and Transport.

**(4) ACCEPTANCE AND DISPOSAL OF STORM WATER**

The township applicant shall arrange for the drainage of the township to fit in with that of Provincial Road P100-1 and District Road D1126 and for all storm water running off or being diverted from the roads to be received and disposed of.

**(5) ERECTION OF FENCE OR OTHER PHYSICAL BARRIER**

The township applicant shall at its own expense, erect a fence or other physical barrier on the boundaries of the Erven 5252-5268, 5271-5295, 5776-5777, 5780-5808, 5810-5811, 5823-5824, 5827-5829, 5832-5834, 5837-5839, 5842-5844, 5847-5849, 5852-5854, 5857-5859, 5861, 5863-5864, 6262-6284, 6466, 6476, 6478-6479 in the township abutting on Provincial Road P100-1 and District Road D1126 to the satisfaction of the Department Head: Department of Public Works, Roads and Transport, as and when required to do so and the township applicant shall maintain such fence or physical barrier in good order and repair.

**(6) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING TELKOM PLANT**

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

**(7) REMOVAL, REPOSITION, MODIFICATION OR REPLACEMENT OF EXISTING ESKOM POWER LINES**

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

- (8) **RESTRICTION ON THE DISPOSAL OF ERVEN**  
 (a) The township applicant shall not offer for sale or alienate Erven 5681, 6112 and 6242 within a period of six (6) months after the erven become registrable or approval / exemption has been granted by the Chairperson of the Development Tribunal, to any person or body other than the State unless the Department of Education has indicated in writing that the Department does not wish to acquire the erven.
- (9) **LAND USE CONDITIONS**  
 (a) **CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986)**  
 The erven, mentioned hereunder, shall be subject to the conditions indicated, imposed by the Premier in terms of the provisions of the Town Planning and Townships Ordinance 1986 (Ordinance 15 of 1986).
- (i) **ALL ERVEN**  
 The use of the erf is as defined and subject to such conditions as are contained in the Land Use Conditions in the Emalahleni Town Planning Scheme.
- (ii) **ERVEN 5187-5294, 5297-5413, 5415-5601, 5605-5680, 5682-5718, 5720-5824, 5826-5863, 5865-6111, 6113-6221, 6223-6224, 6226-6239, 6243-6261, 6263-6313, 6315-6449 and 6451-6465**  
 The use zone of the erven shall be "Residential 1" with a density of 1 dwelling unit per 300m<sup>2</sup>.
- (iii) **ERVEN 5295, 5864 and 6262**  
 The use zone of the erven shall be "Business 3".
- (iv) **ERVEN 5296, 5414, 5602, 5603, 5719, 5825, 6222, 6225, 6240, 6241, 6314 and 6450**  
 The use zone of the erven shall be "Institutional" for Community facilities.
- (v) **ERVEN 5681, 6112 and 6242**  
 The use zone of the erven shall be "Institutional" for Educational purposes.
- (vi) **ERF 5604**  
 The use zone of the erf shall be "Municipal".
- (vii) **ERVEN 6466-6479**  
 The use zone of the erven shall be "Public Open Space".
- (b) **ERVEN SUBJECT TO SPECIAL CONDITIONS**  
 In addition to the relevant conditions set out above, the under mentioned erven shall be subject to the conditions as indicated;
- (i) **ERVEN 5295, 6225-6226, 6239-6240, 6244, 6255, 6466, 6475-6479**  
 Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on the 40m wide street except where there is access for road slipways as indicated on the plan.
- (10) **CONDITIONS IMPOSED BY THE CONTROLLING AUTHORITY IN TERMS OF THE ADVERTISING ON ROADS AND RIBBON DEVELOPMENT ACT, 1940 (ACT NO. 21 OF 1940)**  
 In addition to the relevant conditions set out above, the under mentioned erven shall be subject to the conditions as indicated.
- (a) **ERVEN 5252-5268, 5271-5295, 5776-5777, 5780-5808, 5810-5811, 5823-5824, 5827-5829, 5832-5834, 5837-5839, 5842-5844, 5847-5849, 5852-5854, 5857-5859, 5861, 5863-5864, 6262-6284, 6466, 6476, 6478-6479**  
 (aa) Except for the physical barrier referred to in clause 3(5) above, a swimming bath or any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16 m in respect of single storey structures and 30 m in respect of multi-storeyed structures from the reserve boundary of Provincial Road P100-1 and from the reserve boundary of District Road D1126 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundaries be made except with the consent in writing of the Department Head : Department of Public Works, Roads and Transport.

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

**(1) LAND FOR PUBLIC / MUNICIPAL PURPOSES**

The following erven shall be transferred to the Local Authority by and at the expense of the township applicant:

- |                         |                 |
|-------------------------|-----------------|
| (a) Public open space : | Erven 6466-6479 |
| (b) Municipal :         | Erf 5604        |

**(2) NOTARIAL TIE OF ERF**

- (a) The township applicant shall at own expense cause Erf 5776 in the land development area to be notarially tied to erf 3490 Klarinet Extension 6 in the adjoining land development area.
- (b) The township applicant shall at own expense cause Erf 6314 in the land development area to be notarially tied to erf 4530 Klarinet Extension 7 in the adjoining land development area.

**(3) INSTALLATION AND PROVISION OF SERVICES**

The township applicant shall install and provide all internal and external services in or for the township as provided for in the services agreement or by a decision of a services arbitration board, as the case may be.

**(4) FILLING OF EXISTING OVERGROWN EXCAVATION**

The township applicant shall at own expense cause the existing overgrown excavation affecting Erven 5681, 6112, 6242, 6314, 6469, 6466, 6473 and 6479 to be back filled, compacted and rehabilitated to the satisfaction of the Local Authority, when acquired to do so by the Local Authority.

**(5) PROTECTION / REMOVAL OF EXISTING GRAVES**

The township applicant shall at own expense cause the existing graves to be properly protected to the satisfaction of the Local Authority and if, by reason of the development of the development area it should become necessary to remove the graves, the cost thereof shall be borne by the township applicant.

**3. CONDITIONS OF TITLE**

**(1) DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

- A. The former PORTION 132 (A PORTION OF PORTION 49) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures cde on annexed diagram S.G. No. 894/2011 is subject to the following conditions:

Die eiendom hiermee getranspoteer is onderworpe aan die volgende voorwaardes soos meer ten volle blyk uit Notariële Akte 264/1939S, geregistreer op 28 Maart 1939, te wete –

- 1.1 "The land may not be subdivided nor may any part or portion of it be sold, eased or disposed of in any way without the written approval of the Townships Board first has and obtained.
- 2.2 Not more than one residence with the necessary outbuildings shall be built on the land except with the approval of the Townships Board had and obtained.
- 3.3 No store or place of business whatsoever may be opened or conducted on the land without the written approval of the Townships Board."

- B. The former PORTION 148 (A PORTION OF PORTION 4) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures CDEFGa on annexed diagram S.G. No. 894/2011 is subject to the following conditions:

ONDERHEWIG aan 'n serwituut van lossing van al die besmette water wat in die Blesbokspruit mag vloei en die vang van vis, met bykomende regte ten gunste van:

1. Die Restant van die plaas Leeuwoort Nr 283, Registrasie Afdeling JS, Transvaal, Groot 1218,7465 hektaar, gehou kragtens Akte van Transport Nr 16281/1920;
2. (a) Gedeelte B van Gedeelte 3 van die plaas Blesboklaagte Nr 296, Registrasie Afdeling JS Transvaal;
- (b) Restant van Gedeelte "e" van Gedeelte 4 van gemelde plaas;
- (c) Restant van Gedeelte "b" van Gedeelte 4 van gemelde plaas;

- (d) Restant van Gedeelte "c" van Gedeelte 4 van gemelde plaas;
- (e) Gedeelte "a" van Gedeelte 3 van gemelde plaas;
- (f) Gedeelte "A" van Gedeelte "c" van gemelde plaas;
- (g) Gedeelte "B" van Gedeelte "c" van gemelde plaas;
- (h) Gedeelte 1 van Gedeelte "b" van Gedeelte 4 van gemelde plaas;
- (i) Gedeelte 2 van Gedeelte "b" van Gedeelte 4 van gemelde plaas;

(Paragraaf 2(a) tot (i) gehou kragtens Akte van Transport Nr 29938/1944) kragtens Notariële Akte Nr 1588/1967-S gedateer 16 Junie 1966 en soos meer volledig sal blyk uit gemelde Notariële Akte.

- 3. ONDERHEWIG aan 'n serwituut van lossing van al die besmette water wat mag vloei in die Blesbokspruit en die reg van visvangs met bykomende regte ten gunste van Tavistock and South Witbank Collieries Limited kragtens Notariële Akte Nr 1589/1967-S gedateer 16 Junie 1966 en soos meer volledig daaruit sal blyk.

- C. The former PORTION 158 (A PORTION OF PORTION 49) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures b1c1wa1 on annexed diagram S.G. No. 894/2011 is subject to the following conditions:

Onderworpe aan die volgende bepalings ten gunste van en afdwingbaar deur die Beherende Gesag soos omskryf in Wet Nr 21 van 1940-

- (a) die grond mag slegs vir woon- en landboudoeleindes gebruik word en hoegenaamd geen winkel of besigheid of nywerheid mag sonder die geskrewe goedkeuring van die Beherende Gesag soos omskryf in Wet Nr 21 van 1940 op die grond geopen of gedryf word nie.
- (b) geen gebou of bouwerk hoegenaamd mag binne 'n afstand van 94,46 meter van die middellyn van die pad opgerig word sonder die geskrewe goedkeuring van die Beherende Gesag soos omskryf in Wet Nr 21 van 1940 eers daartoe verkry en verleen is.

- D. The former PORTION 163 (A PORTION OF PORTION 49) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures zwxy on annexed diagram S.G. No. 894/2011 is subject to the following conditions:

Die eiendom hiermee getranspoteer is verder onderhewig aan die volgende voorwaardes opgelê deur die Beherende Gesag kragtens die bepalings van Wet 21 van 1940:-

- 1. Die grond mag slegs vir kerklike doeleindes gebruik word en doeleindes wat hiermee in verband staan en vir geen ander doel sonder die skriftelike toestemming van die beherende gesag soos omskryf in Wet 21 van 1940 nie.
- 2. Geen gebou of enige bouwerk hoegenaamd mag binne 'n afstand van 190 Kaapse voet van die middle van die pad opgerig word sonder die geskrewe goedkeuring van die beherende gesag soos omskryf in Wet 21 van 1940 eers daartoe verkry en verleen is.

- E. The former PORTION 190 (A PORTION OF PORTION 187) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures jhnmlk on annexed diagram S.G. No. 894/2011 and The former PORTION 254 (A PORTION OF PORTION 187) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures dghjktUVWbfe on annexed diagram S.G. No. 894/2011 and The former PORTION 256 (A PORTION OF PORTION 187) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures mpRSI on annexed diagram S.G. No. 894/2011 is subject to the following conditions:

- 1. DIE vorige Gedeelte 3 van die plaas BLESBOKLAAGTE Nr. 296 Registrasie Afdeling J.S., distrik WITBANK (waarvan daardie gedeelte van die eiendom hiermee getranspoteer 'n gedeelte vorm is ONDERHEWIG aan die volgende voorwaarde:

ONDERHEWIG aan het recht to leggen van pypen en een recht van weg ten faveure van de Middelburg Steam Coal and Coke Company Limited zoals blijken zal uit Notariële Akte No. 18/19215 gedateerd 13 Januarie, 1921.

- 2. Gedeelte 187 van die gesegde plaas BLESBOKLAAGTE Nr. 296 Registrasie J.S., distrik WITBANK, groot as sulks 96,7157 hektaar, (waarvan die eiendom hieronder gehou 'n gedeelte uitmaak) is ONDERHEWIG aan die volgende voorwaardes;

"SUBJECT to a waiver of certain rights to compensation for pollution of the BLESBOKSPRUIT with ancillary rights as well as the right to fish in the said BLESBOKSPRUIT in favour of Tavistock and South Witbank Collieries Limited, as will more fully appear from Notarial Deed No. 105/1966S dated 5<sup>th</sup> January 1966".

3. Die eiendom hieronder gehou is ONDERHEWIG aan die volgende voorwaardes opgelê kragtens Wet Nr. 21 van 1940, naamlik;
- Behalwe met die skriftelike toestemming van die Administrateur as Beherende Gesag soos omskryf in Wet no. 21 van 1940
- (i) mag die grond slegs vir woon-en land boudoeleindes gebruik word. Op die grond, of op enige behoorlik goedgekeurde onderverdeling daarvan, mag daar nie meer gebou wees as een woonhuis tesame met die buitegeboue wat gewoonweg vir gebruik in verband daarmee nodig is en sulke geboue en bouwerke as wat vir landboudoeleindes nodig mag wees nie;
  - (ii) Mag geen winkel of besigheid of nywerheid van watter aard ook al op die grond geopen of gedryf word nie;
  - (iii) mag geen gebou of bouwerk van watter aard ook al binne 'n afstand van 94,46 Meter van die middellyn van enige publieke pad opgerig word nie.
- F. The former PORTION 252 (A PORTION OF PORTION 153) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures JKk1j1h1g1f1 on annexed diagram S.G. No. 894/2011 and The former PORTION 253 (A PORTION OF PORTION 153) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures d1e1MNv on annexed diagram S.G. No. 894/2011 is subject to the following conditions:
1. Deed of Lease No 258/1907 S dated the 4<sup>th</sup> October 1907 whereby three portions measuring together 2,6710 Hectares were leased to Matthys Cornelius Pretorius, Junior
  2. Deed of Lease No 53/1908 S whereby a portion of the said farm, measuring 4725 square metres was leased to the Netherlands Bank of South Africa.
  3. Deed of Lease No 108/1910 S dated the 3<sup>rd</sup> September 1909, whereby portion of the said farm measuring 506,3160 Hectares was leased to Edward Mayer Goodwin.
- G. The former PORTION 253 (A PORTION OF PORTION 154) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures d1e1MNv on annexed diagram S.G. No. 894/2011 is subject to the following conditions:
1. Deed of Lease No 258/1907 S dated the 4<sup>th</sup> October 1907 whereby three portions measuring together 2,6710 Hectares were leased to Matthys Cornelius Pretorius, Junior
  2. Deed of Lease No 53/1908 S whereby a portion of the said farm, measuring 4725 square metres was leased to the Netherlands Bank of South Africa.
  3. Deed of Lease No 108/1910 S dated the 3<sup>rd</sup> September 1909, whereby portion of the said farm measuring 506,3160 Hectares was leased to Edward Mayer Goodwin.
- H. The former PORTION 254 (A PORTION OF PORTION 187) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures dghjktUVWbfe on annexed diagram S.G. No. 894/2011 and The former PORTION 190 (A PORTION OF PORTION 187) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures jhnmk on annexed diagram S.G. No. 894/2011 and The former PORTION 256 (A PORTION OF PORTION 187) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures mpRSI on annexed diagram S.G. No. 894/2011 is subject to the following conditions:
1. Die eiendom hieronder gehou is ONDERHEWIG aan die volgende voorwaardes opgelê kragtens Wet Nr. 21 van 1940, naamlik;
- Behalwe met die skriftelike toestemming van die Administrateur as Beherende Gesag soos omskryf in Wet no. 21 van 1940
- (i) mag die grond slegs vir woon-en land boudoeleindes gebruik word. Op die grond, of op enige behoorlik goedgekeurde onderverdeling daarvan, mag daar nie meer gebou wees as een woonhuis tesame met die buitegeboue wat gewoonweg vir gebruik in verband daarmee nodig is en sulke geboue en bouwerke as wat vir landboudoeleindes nodig mag wees nie;
  - (ii) Mag geen winkel of besigheid of nywerheid van watter aard ook al op die grond geopen of gedryf word nie;
- I. The former PORTION 255 (A PORTION OF PORTION 188) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures gb1a1zyxwutrsqpn on annexed diagram S.G. No. 894/2011 and The former PORTION 259 (A PORTION OF PORTION 188) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures uvPQqrst on annexed diagram S.G. No. 894/2011 is subject to the following conditions:
1. Gedeelte 187 van die gesegde plaas BLESBOKLAAGTE Nr. 296 Registrasie J.S., distrik WITBANK, groot as sulks 96,7157 hektaar, (waarvan die eiendom hieronder gehou 'n gedeelte uitmaak) is ONDERHEWIG aan die volgende voorwaardes;

"SUBJECT to a waiver of certain rights to compensation for pollution of the BLESBOKSPRUIT with ancillary rights as well as the right to fish in the said BLESBOKSPRUIT in favour of Tavistock and South Witbank Collieries Limited, as will more fully appear from Notarial Deed No. 105/1966S dated 5<sup>th</sup> January 1966".

2. Die eiendom hieronder gehou is ONDERHEWIG aan die volgende voorwaardes opgelê kragtens Wet Nr. 21 van 1940, naamlik;

Behalwe met die skriftelike toestemming van die Administrateur as Beherende Gesag soos omskryf in Wet no. 21 van 1940

- (i) mag die grond slegs vir woon-en land boudoeleindes gebruik word. Op die grond, of op enige behoorlik goedgekeurde onderverdeling daarvan, mag daar nie meer gebou wees as een woonhuis tesame met die buitegeboue wat gewoonweg vir gebruik in verband daarmee nodig is en sulke geboue en bouwerke as wat vir landboudoeleindes nodig mag wees nie;
- (ii) Mag geen winkel of besigheid of nywerheid van watter aard ook al op die grond geopen of gedryf word nie; en
- (iii) mag geen gebou of bouwerk van watter aard ook al binne 'n afstand van 94,46 Meter van die middellyn van enige publieke pad opgerig word nie.

- J. The former PORTION 256 (A PORTION OF PORTION 189) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures mpRSI on annexed diagram S.G. No. 894/2011 and The former PORTION 190 (A PORTION OF PORTION 187) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures jhnmlk on annexed diagram S.G. No. 894/2011 and The former PORTION 254 (A PORTION OF PORTION 187) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures dghjktUVWbfe on annexed diagram S.G. No. 894/2011 is subject to the following conditions:

1. DIE vorige Gedeelte 3 van die plaas BLESBOKLAAGTE Nr. 296 Registrasie Afdeling J.S., distrik WITBANK (waarvan daardie gedeelte van die eiendom hiermee getranspoteer geletter KrqJK op Kaart L.G. Nr A. 6056/68 geheg aan Sertifikaat van Verenigde Titel Nr. 2023/1973 gedateer 24 Januarie 1973 'n gedeelte uitmaak) is ONDERHEWIG aan die volgende voorwaarde:

ONDERHEWIG aan het recht to leggen van pijpen en een recht van weg ten faveure van de Middelburg Steam Coal and Coke Company Limited zoals blijken zal uit Notariele Akte No. 18/19215 gedateerd 13 Januarie, 1921.

2. Gedeelte 187 van die gesegde plaas BLESBOKLAAGTE Nr. 296 Registrasie J.S., distrik WITBANK, groot as sulks 96,7157 hektaar, (waarvan die eiendom hieronder gehou 'n gedeelte uitmaak) is ONDERHEWIG aan die volgende voorwaardes;

"SUBJECT to a waiver of certain rights to compensation for pollution of the BLESBOKSPRUIT with ancillary rights as well as the right to fish in the said BLESBOKSPRUIT in favour of Tavistock and South Witbank Collieries Limited, as will more fully appear from Notarial Deed No. 105/1966S dated 5<sup>th</sup> January 1966".

3. Die eiendom hieronder gehou is ONDERHEWIG aan die volgende voorwaardes opgelê kragtens Wet Nr. 21 van 1940, naamlik;

Behalwe met die skriftelike toestemming van die Administrateur as Beherende Gesag soos omskryf in Wet no. 21 van 1940

- (i) mag die grond slegs vir woon-en land boudoeleindes gebruik word. Op die grond, of op enige behoorlik goedgekeurde onderverdeling daarvan, mag daar nie meer gebou wees as een woonhuis tesame met die buitegeboue wat gewoonweg vir gebruik in verband daarmee nodig is en sulke geboue en bouwerke as wat vir landboudoeleindes nodig mag wees nie;
- (ii) Mag geen winkel of besigheid of nywerheid van watter aard ook al op die grond geopen of gedryf word nie;
- (iii) mag geen gebou of bouwerk van watter aard ook al binne 'n afstand van 94,46 Meter van die middellyn van enige publieke pad opgerig word nie

- K. The former PORTION 257 (A PORTION OF PORTION 210) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures f1g1h1j1k1Le1d1c1H on annexed diagram S.G. No. 894/2011 is subject to the following conditions:

1. Die eiendom hiermee getranspoteer is ONDERHEWIG aan die volgende voorwaardes;-

Behalwe met die skriftelike toestemming van die Administrateur as Beherende Gesag soos omskryf in Wet no. 21 van 1940

- (i) mag die grond slegs vir woon-en land boudoeleindes gebruik word. Op die grond, of op enige behoorlik goedgekeurde onderverdeling daarvan, mag daar nie meer gebou wees as een woonhuis tesame met die buitegeboue wat gewoonweg vir gebruik in verband daarmee nodig is en sulke geboue en bouwerke as wat vir landboudoeleindes nodig mag wees nie;
  - (ii) Mag geen winkel of besigheid of nywerheid van watter aard ook al op die grond geopen of gedryf word nie; en
  - (iii) mag geen gebou of bouwerk van watter aard ook al binne 'n afstand van 95 meter van die middellyn van enige publieke pad opgerig word nie.
- L. The former PORTION 258 (A PORTION OF PORTION 218) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures ABCaWXYZA'B'C' on annexed diagram S.G. No. 894/2011 is subject to the following conditions:
1. Deed of Lease No 108/1910 S dated the 3<sup>rd</sup> September 1909, whereby portion of the said farm measuring 506,3160 Hectares was leased to Edward Mayer Goodwin.
  2. SUBJECT to a servitude of acceptance of all the polluted water which may flow in the Blesbok Spruit and subject to the exclusive right of fishing and ancillary rights in favour of:-
    - 1.1 The Remaining Extent of the farm LEEUWPOORT NO. 283, Registration Division J.S. Transvaal, measuring 1218,7465 hectares, held under Deed of Transfer No. 16281/1920.
    - 1.2
      - (1) Portion B of portion 3 of the farm BLESBOKLAAGTE NO. 296, Registration Division J.S. measuring 342,6128 hectares.
      - (2) Remaining extent of Portion "e" of Portion 4 of the said farm measuring 227,9577 hectares.
      - (3) The Remaining Extent of Portion "b" of Portion 4 of the said farm measuring 19,8101 hectares
      - (4) Remaining Extent of Portion "C" of Portion 4 of the said farm measuring 5,6902 hectares
      - (5) Portion "a" of Portion 3 of the said farm measuring 15,5732 hectares
      - (6) Portion "A" of Portion "C" of Portion of the said farm measuring 9,6260 hectares
      - (7) Portion "B" of Portion "C" of the said farm measuring 9,6260 hectares
      - (8) Portion 1 of Portion "b" of Portion 4 of the said farm measuring 12,1727 hectares
      - (9) Portion 2 of Portion "b" of Portion 4 of the said farm measuring 1,3390 hectares;

ALL held under Deed of Transfer No. 29938/1944, and as will more fully appear from Notarial Deed No. 685/69S dated 28<sup>th</sup> November, 1968.
  3. SUBJECT to a servitude of acceptance of all the polluted water which may flow in the Blesbok Spruit and subject to the exclusive right of fishing in the said BLESBOK SPRUIT and ancillary rights in favour of TAVISTOCK AND SOUTH WITBANK COLLIERIES LIMITED, as will more fully appear from Notarial Deed No. 686/69S dated 28<sup>th</sup> November, 1966.
- M. The former PORTION 259 (A PORTION OF PORTION 226) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures uvPQqrst on annexed diagram S.G. No. 894/2011 and The former PORTION 190 (A PORTION OF PORTION 187) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures jhnmlk on annexed diagram S.G. No. 894/2011 and The former PORTION 254 (A PORTION OF PORTION 187) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures dghjktUVWbfe on annexed diagram S.G. No. 894/2011 and The former PORTION 256 (A PORTION OF PORTION 187) OF THE FARM BLESBOKLAAGTE 296 indicated by the figures mpRSI on annexed diagram S.G. No. 894/2011 is subject to the following conditions:
1. Gedeelte 187 van die gesegde plaas BLESBOKLAAGTE Nr. 296 Registrasie J.S., distrik WITBANK, groot as sulks 96,7157 hektaar, (waarvan die eiendom hieronder gehou 'n gedeelte uitmaak) is ONDERHEWIG aan die volgende voorwaardes:
 

"SUBJECT to a waiver of certain rights to compensation for pollution of the BLESBOKSPRUIT with ancillary rights as well as the right to fish in the said BLESBOKSPRUIT in favour of Tavistock and South Witbank Collieries Limited, as will more fully appear from Notarial Deed No. 105/1966S dated 5<sup>th</sup> January 1966".
  2. Die eiendom hieronder gehou is ONDERHEWIG aan die volgende voorwaardes opgelê kragtens Wet Nr. 21 van 1940, naamlik;



Behalwe met die skriftelike toestemming van die Administrateur as Beherende Gesag soos omskryf in Wet no. 21 van 1940

- (i) mag die grond slegs vir woon-en land boudoeleindes gebruik word. Op die grond, of op enige behoorlik goedgekeurde onderverdeling daarvan, mag daar nie meer gebou wees as een woonhuis tesame met die buitegeboue wat gewoonweg vir gebruik in verband daarmee nodig is en sulke geboue en bouwerke as wat vir landboudoeleindes nodig mag wees nie;
- (ii) Mag geen winkel of besigheid of nywerheid van watter aard ook al op die grond geopen of gedryf word nie; en
- (iii) mag geen gebou of bouwerk van watter aard ook al binne 'n afstand van 94,46 Meter van die middellyn van enige publieke pad opgerig word nie.

**4. CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986)**

All erven, with the exception of Erven 6466-6479 shall be subject to the following conditions, imposed by the Premier in terms of the provision of the Town Planning and Townships Ordinance 1986, (Ordinance 15 of 1986).

- (i) The erf is subject to -
  - (aa) a servitude 3 metres wide along the street boundary;
  - (bb) a servitude 2 metres wide along the rear (mid block) boundary; and
  - (cc) servitudes along the side boundaries with an aggregate width of 3 metres and a minimum width of 1 metre, in favour of the Local Authority for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 1 metre wide across the access portion of the erf, if and when required by the Local Authority: Provided that the local authority may relax or grant exemption from any of the required servitudes.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1 metre thereof.
- (iii) The Local Authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as is, 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.

## LOCAL AUTHORITY NOTICE 260

### EMALAHLENI LOCAL MUNICIPALITY PROCLAMATION OF THE TOWNSHIP DUVHAPARK EXTENSION 15

In terms of section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the eMalahleni Local Municipality hereby declares the Township of Duvhapark Extension 15 to be an approved township, subject to the conditions as set out in the Schedule hereto.

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY SPRING VALLEY DEVELOPMENTS PROPRIETY LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION A AND C OF THE TOWN-PLANNING AND TOWNSHIP ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP, DUVHAPARK EXTENSION 15, ON A PORTION OF THE REMAINING EXTENT OF PORTION 71 OF THE FARM KLIPFONTEIN 322-JS HAS BEEN GRANTED**

**1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP IN TERMS OF THE PROVISIONS OF SECTION 103 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) (HEREINAFTER REFERRED TO AS ORDINANCE 15 OF 1986)**

**1.1 PROVISION AND INSTALLATION OF SERVICES**

The applicant shall make the necessary arrangements with the Municipality for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

**1.2 GENERAL**

- (a) The applicant shall satisfy the Emalahleni Local Municipality that –
- (i) the relevant amendment scheme (in terms of section 125 of Ordinance 15 of 1986) is in order and may be published simultaneously with the declaration of the township an approved township;
  - (ii) satisfactory access is available to the township;
  - (iii) a certificate from the Engineering Geologist has been obtained, certifying that he has compared the final township layout with the geological report in conjunction with the consultant town planner and that he is satisfied that buildings can be erected on every erf. Any erven for which special arrangements must be made, must be mentioned, as well as the arrangements must be set out, specifically in the certificate;
  - (iv) the consent be obtained from the Department of Mineral and energy regarding the mineral rights in respect of the land on which the township is being established.
- (b) The applicant shall comply with the provisions of sections 72, 75 and 101 of ordinance 15 of 1986.

**2. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)**

**2.1 NAME**

The name of the township shall be Duvhapark Extension 15.

**2.2 DESIGN**

The township shall consist of the erven as indicated on Plan No 211718(DVHx15/03)

**2.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding –

- a) The following Conditions in respect of Deed T333612/2007 that do not affect the township area:
- (i) "D" - "Specially subject further to a right in favour of the ELECTRICITY SUPPLY COMMISSION to convey electricity over the property together with ancillary rights, and subject to conditions, as will more fully appear from Notarial Deed of Servitude No. K1103/1959S."
  - (j) "E" – "Kragtens Notariële Akte No. K2462/1985S gedateer die 17de September 1984 en geregistreer op die 23ste Augustus 1985, is die hierinvermelde eiendom onderhewig aan die ewigdurende reg om 'n ondergrondse waterpyplyn vir die vervoer van water neer te lê, te installeer en in stand te hou langs die lyn gemerk ABCDEFGHJKLMN op Kaart L.G. No. A4060/81 ten gunste van die STADSRAAD VAN WITBANK, soos meer volledig sal blyk uit gemelde Notariële Akte."

## 2.4 PRECAUTIONARY MEASURES

The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

- (i) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed to the satisfaction of the local authority; and
- (ii) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

## 2.5 ACCESS

- (i) Access to the township shall be to the satisfaction of the Emalahleni Local Municipality.

## 2.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of the surrounding area and he shall receive and dispose of the stormwater running off or being diverted from the road.

## 2.7 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

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

## 2.8 COMPLIANCE WITH CONDITIONS IMPOSED BY MDALA

The township owner shall at his own expense comply with all the conditions imposed by or by which the Mpumalanga Department of Agriculture and Land Administration has granted the applicant exemption in terms of regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

## 2.9 LAND FOR MUNICIPAL PURPOSES

The following erf/erven shall be transferred to the Emalahleni Local Municipality by and at the expense of the township owner:

Parks: Erf 2418

## 3. CONDITIONS OF TITLE

### 3.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE EMALAHLENI LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

#### 3.1.1 ALL ERVEN

- a) The erf shall be subject to a servitude, 2m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the Municipality may waive any such servitude.
- b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.
- c) The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the eMalahleni Local Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the eMalahleni

Local Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

**4. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN-PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE eMALAHLENI LAND USE MANAGEMENT SCHEME 2010, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986.**

**4.1 GENERAL CONDITIONS (APPLICABLE TO ALL ERVEN)**

- (i) An engineer must be appointed before building plans are submitted, who must submit, together with the building plans, a certificate which states that he has studied the relevant geological report and that he has established the necessary measures with regard to building work, drainage of the buildings and the site and the installation of wet services so that the whole development is safe as far as possible from a geological point of view. On completion he must certify that all his specifications have been met.
- (ii) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Witbank Town-Planning Scheme, 1991.

**4.2 ERVEN 2222-2417**

The use zone of the erven shall be "Residential 1" with a density of 1 dwelling per erf.

- (a) The height of buildings shall not exceed 2 storeys.
- (b) The total coverage of buildings shall not exceed 50% of the area of the erf.
- (c) Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality.
- (d) Buildings will be located 5m along a street boundary, 2m along rear boundaries and 2m along any other boundary, subject to the provisions of the Emalahleni Land Use Management Scheme.
- (e) Any requirements for air pollution-, noise abatement or health measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.

**4.3 ERF 2418**

The use zone of the erf shall be "Public Open Space".

## LOCAL AUTHORITY NOTICE 261

### EMALAHLENI LOCAL MUNICIPALITY NOTICE OF APPROVAL OF EMAHLAHLANI AMENDMENT SCHEME 1769

The Local Municipality of Emalahleni declares hereby in terms of the provisions of Section 125 (1) of the Town-Planning and Townships Ordinance, 1986, that it has approved an amendment scheme, being an amendment of the Emalahleni Land Use Management Scheme, 2010, comprising the same land as included in the township Duvhapark Extension 15. Map 3 and the scheme clauses of the amendment scheme are filed with the Director, Department of Agriculture and Land Administration Mpumalanga Province, and the Municipal Manager, Emalahleni Local Municipality and are open for inspection at all reasonable times. This amendment is known as Emalahleni Amendment Scheme 1769 and shall come into operation on date of publication of this notice.

T. JANSEN VAN VUUREN  
ADMINISTRATOR

Civic Centre  
Mandela Street P.O. Box 3  
eMALAHLENI WITBANK  
1035

Notice Number :

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