



THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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Vol. 22

NELSPRUIT, 29 MAY
MEI 2015

No. 2472

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

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes



IMPORTANT

Information

from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.



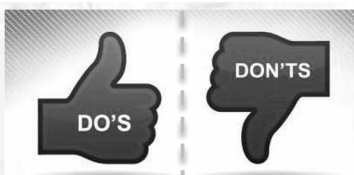
GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address submit.egazette@gpw.gov.za. This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
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5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – www.gpwonline.co.za)
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email info.egazette@gpw.gov.za)
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.





DO use the new Adobe Forms for your notice request. These new forms can be found on our website: www.gpwonline.co.za under the Gazette Services page.

DO attach documents separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment)

DO specify your requested publication date.

DO send us the electronic Adobe form. (There is no need to print and scan it).

DON'T submit request as a single PDF containing all other documents, i.e. form, proof of payment & notice content, it will be **FAILED** by our new system.

DON'T print and scan the electronic Adobe form.

DON'T send queries or RFQ's to the submit.egazette mailbox.

DON'T send bad quality documents to GPW. (Check that documents are clear and can be read)



Form Completion Rules

No.	Rule Description	Explanation/example
1.	All forms must be completed in the chosen language.	GPW does not take responsibility for translation of notice content.
2.	All forms must be completed in sentence case, i.e. No fields should be completed in all uppercase.	e.g. "The company is called XYZ Production Works"
3.	No single line text fields should end with any punctuation, unless the last word is an abbreviation.	e.g. "Pty Ltd.", e.g. Do not end an address field, company name, etc. with a period (.) comma (,) etc.
4.	Multi line fields should not have additional hard returns at the end of lines or the field itself.	This causes unwanted line breaks in the final output, e.g. <ul style="list-style-type: none"> Do not type as: 43 Bloubokrand Street Putsonderwater 1923 Text should be entered as: 43 Bloubokrand Street, Putsonderwater, 1923
5.	Grid fields (Used for dates, ID Numbers, Telephone No., etc.)	<ul style="list-style-type: none"> Date fields are verified against format CCYY-MM-DD Time fields are verified against format HH:MM Telephone/Fax Numbers are not verified and allow for any of the following formats limited to 13 characters: including brackets, hyphens, and spaces <ul style="list-style-type: none"> o 0123679089 o (012) 3679089 o (012)367-9089
6.	Copy/Paste from other documents/text editors into the text blocks on forms.	<ul style="list-style-type: none"> Avoid using this option as it carries the original formatting, i.e. font type, size, line spacing, etc. Do not include company letterheads, logos, headers, footers, etc. in text block fields.



No.	Rule Description	Explanation/example
7.	Rich text fields (fields that allow for text formatting)	<ul style="list-style-type: none"> • Font type should remain as Arial • Font size should remain unchanged at 9pt • Line spacing should remain at the default of 1.0 • The following formatting is allowed: <ul style="list-style-type: none"> ○ Bold ○ Italic ○ Underline ○ Superscript ○ Subscript • Do not use tabs and bullets, or repeated spaces in lieu of tabs and indents • Text justification is allowed: <ul style="list-style-type: none"> ○ Left ○ Right ○ Center ○ Full • Do not use additional hard or soft returns at the end of line/paragraphs. The paragraph breaks are automatically applied by the output software <ul style="list-style-type: none"> ○ Allow the text to wrap automatically to the next line only use single hard return to indicate the next paragraph ○ Numbered lists are allowed, but no special formatting is applied. It maintains the standard paragraph styling of the gazette, i.e. first line is indented.
	e.g. 1. The quick brown fox jumps over the lazy river. The quick brown fox jumps over the lazy river. The quick brown fox jumps over the lazy river. 2. The quick brown fox jumps over the lazy river. The quick brown fox jumps over the lazy river. The quick brown fox jumps over the lazy river.	



You can find the **new electronic Adobe Forms** on the website www.gpwonline.co.za under the Gazette Services page.

For any **queries or quotations**, please contact the **eGazette Contact Centre** on 012-748 6200 or email info.egazette@gpw.gov.za

Disclaimer

Government Printing Works does not accept responsibility for notice requests submitted through the discontinued channels as well as for the quality and accuracy of information, or incorrectly captured information and will not amend information supplied.

GPW will not be held responsible for notices not published due to non-compliance and/or late submission.



DISCLAIMER:

Government Printing Works reserves the right to apply the 25% discount to all Legal and Liquor notices that comply with the business rules for notice submissions for publication in gazettes.

National, Provincial, Road Carrier Permits and Tender notices will pay the price as published in the Government Gazettes.

For any information, please contact the eGazette Contact Centre on 012-748 6200 or email info.egazette@gpw.gov.za

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GENERAL NOTICE

NOTICE 205 OF 2015

ADMINISTRATOR NOTICE

EXTENSION OF BOUNDARIES OF APPROVED TOWNSHIP

In terms of Section 49 (1) of the Deeds Registries Act, 1937 read with Section 88 (1) of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), I hereby extend the boundaries of SONHEUWEL TOWNSHIP to include Portion 64 and 65 of the farm Besters Last 311, Registration Division J.T., Province of Mpumalanga (to be known as Erf 2860 and Erf 2861 Sonheuwel Township), subject to the conditions set out in the Schedule hereto.

Given under my hand at Nelspruit on this 29th day of May 2015.

Ms RM MTSHWENI, MEC for Co-operative Governance and Traditional Affairs.
(REF 15/3/1/3/43(91))

SCHEDULE EXTENSION OF BOUNDARIES

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY MPUMALANGA DEPARTMENT OF PUBLIC WORKS, ROADS AND TRANSPORT (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION 88(1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO EXTEND THE BOUNDARIES OF SONHEUWEL TOWNSHIP SO AS TO INCLUDE **PORTION 64 AND 65 OF THE FARM BESTERS LAST 311 REGISTRATION DIVISION JT, PROVINCE OF MPUMALANGA**, (TO BE KNOWN AS ERF 2860 AND ERF 2861, SONHEUWEL TOWNSHIP), HAS BEEN GRANTED

1. CONDITIONS OF EXTENSION OF BOUNDARIES

1.1 DISPOSAL OF EXISTING CONDITIONS OF TITLE

The erven must be made subject to all existing conditions and servitudes as stipulated in terms of Deed of Transfer T 6645/1988 and in the event of consolidation and / or notarial tie of the relevant erven all existing conditions and servitudes will remain in force.

1.2 ACCESS

The ingress and egress from the subject properties shall be to the satisfaction of the Mbombela Local Municipality and subject to the following conditions:

1.2.1 No additional accesses will be considered.

1.2.2 Ingress only should be provided at the existing main access gate and egress from the hospital only be provided to the access at the Piet Retief / Sarel Cilliers Street intersection.

1.2.3 The access control gates must be located and designed in such a way that no queuing of vehicles will take place past the road reserve boundary.

1.3 ROADS AND RECEIPT AND DISPOSAL OF STORMWATER

1.3.1 Stormwater will be controlled and managed to follow natural watercourses and /or channels within road reserves to prevent erosion and damage to other properties. It will be ensured that any existing stormwater structures e.g. pipes, culverts etc. that have to collect stormwater from the properties, have adequate capacity to accommodate such stormwater. The land owner shall be responsible for the upgrading of such infrastructure if required. This development will accept stormwater from higher lying property or roads and will accommodate such stormwater in the internal stormwater system of the development where applicable.

1.3.2 The owner shall ensure that all stormwater generated by the development shall be dispersed within natural storm water run-off areas in the instance where the storm water system needs to be extended to reach such areas.

- 1.3.3 Services contributions for roads and stormwater may be payable to the municipality.
- 1.3.4 The owner shall be responsible for the upgrading of roads as stipulated in the Traffic Impact Assessment and will be for the owner's account.

1.4 ELECTRICAL SERVICES

- 1.4.1 All design specifications and material to comply with the Electrical Reticulations Standards and Supply methods specifications;
- 1.4.2 The design shall be submitted to the Electro-technical department for approval and no work shall be commenced until such approval has been obtained;
- 1.4.3 If applicable, electrical servitudes shall be registered in the favour of the local municipality in the title deed where municipal services are to be located;
- 1.4.4 The costs for any damage caused to any of the electrical distribution network will be for the account of the owner;
- 1.4.5 The location of municipal electrical services shall be confirmed prior to any excavations;
- 1.4.6 The predicted demand profile of the development shall be submitted to the local municipality;
- 1.4.7 Only one supply point per stand is allowed.

1.5 WATER AND SEWERAGE

- 1.5.1 A rational fire design report with the preliminary layout design of the link, bulk and internal services required up to the existing municipal services must be submitted by an engineering consultant and approved in writing by Sembcorp Silulumanzi prior to the approval of the consolidation of Portion 64 and Portion 65 of the farm Besters Last 311 JT with Portion 1 of Erf 378, Sonheuwel Town, the Remainder of Erf 374, Sonheuwel Town and Erf 1415, Sonheuwel Town;
- 1.5.2 Water and sewerage services to the consolidated stand must be to the satisfaction of Sembcorp Silulumanzi;
- 1.5.3 The owner will be responsible for all the costs relating to the internal, internal bulk and link services to the existing infrastructure.
- 1.5.4 No bulk service contribution charges are applicable for this development, therefore the owner must fund all costs for upgrading the existing municipal infrastructures as well as installing all required services for this development.
- 1.5.5 Proof of servitude registration over the municipal sewer must be submitted to Sembcorp Silulumanzi prior to approval of any consolidation application
- 1.5.6 All costs in regards to the above requirements will be for the owner's account.

2. CONDITIONS WHICH ARE TO BE INCORPORATED INTO THE TOWN PLANNING SCHEME, NOTWITHSTANDING THE EXISTING REQUIREMENTS OF THE EXISTING TOWN PLANNING SCHEME IN OPERATION, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986.

2.1 GENERAL CONDITIONS (applicable to all erven)

- 2.1.1 Except with the written consent of the local authority, and subject to such requirements as which they may impose, neither the owner nor anyone else shall -
- 2.1.1.1 except to prepare the erf for building purposes, excavate any material therefrom;
- 2.1.1.2 sink any pits or boreholes thereon or use any subterranean water therefrom; or

- 2.1.1.3 for any purpose whatsoever, manufacture or permit to be manufactured on the erf tiles or earthenware pipes or other articles of similar nature.
- 2.1.1.4 Where, in the opinion of the local authority, it is impracticable for storm water to be drained from higher lying erven direct to a public street, the owner of the lower lying erf shall be obliged to accept and permit the passage over the erf of such storm water: Provided that the owners of any higher lying erven, the storm water from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- 2.1.2 The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the local authority.
- 2.1.3 The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- 2.1.4 No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads" Provided that if it is necessary for a screen wall to be erected on such a boundary, this condition may be relaxed by the local authority and subject to such conditions as may be determined by it.
- 2.1.5 A screen wall or walls shall be erected and maintained to the satisfaction of the local authority as and when required by it.
- 2.1.6 If the property is fenced, such fence, and the maintenance thereof shall be to the satisfaction of the local authority.
- 2.1.7 The registered owner is responsible for the maintenance of the whole development on the property. If the local authority is of the opinion that the property, or any portion of the development, is not being satisfactorily maintained the local authority shall be entitled to undertake such maintenance at the cost of the registered owner.
- 2.1.8 The erf is situated in an area that has pedagogical characteristics that can negatively influence buildings and structures and can cause damage. Building plans submitted to the council for approval must contain preventative measures in accordance with the recommendations as contained in the engineer's geological report which was compiled for the Township, to restrict possible damage to buildings and structures as a result of unfavourable foundation conditions unless proof can be submitted to the council that such measures are unnecessary or that the same objective can be achieved in more efficient manner.

2.2 ERF 2860 AND ERF 2861 : INSTITUTIONAL

The erf and the buildings erected thereon, or which are to be erected thereon shall only be used for **institutions, place of public worship and places of instruction**, to allow for a **Hospital, including live in facilities for patients, a clinic, doctor consulting rooms, pharmacy, place of refreshment, convenience shop, mortuary and facilities incidental to the main use, including dwelling units and residential buildings**, subject to the following conditions:

- 2.2.1 The height of buildings on the stand shall not exceed 11 storeys.
- 2.2.2 The coverage of buildings on the stand shall not exceed 70%.
- 2.2.3 The floor area ratio of buildings on the stand shall not exceed 1,0.
- 2.2.4 No building shall be erected closer to a street boundary than 5 meters or in the case of rear and side spaces, closer than 2 meters.

- 2.2.5 Effective paved parking spaces, together with the necessary manoeuvring area, shall be provided and maintained on the erf to the satisfaction of the local municipality, in the following ratios:
- i. Hospital : 1 parking space per bed.
 - ii. Residential staff accommodation: 0.6 parking spaces per room
 - iii. Institutional: 6 parking spaces per 100m² gross leasable
 - iv. Research Centre: 2.5 parking spaces per 100m²
 - v. Administration: 2.5 parking spaces per 100m²
 - vi. No additional parking spaces for public and administration spaces in the hospital where the hospital is the main use of the building.
- 2.2.6 A site development plan must be submitted for approval by the local municipality prior to the approval of any building plans;

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 54

NELSPRUIT AMENDMENT SCHEME 1758

It is hereby notified in terms of section 57(1) of the Town-planning and Townships Ordinance, 1986, that the Mbombela Local Municipality approved the amendment of the Nelspruit Town Planning Scheme, 1989, by the rezoning of Portion 1 of Erf 378, the Remainder of Erf 374 and Erf 1415, Sonheuwel Township, Portions 64 and 65 of the farm Besters Last 311 JT (to be known as Erf 2860 and Erf 2861, Sonheuwel Township), Portion 1 of Erf 84 and Portion 1 of Erf 83, West Acres Extension 1, from "Institutional" to "Institutional" for primary land use right for institutions, place of public worship and places of instruction, to allow for a Hospital, including live in facilities for patients, a clinic, doctor consulting rooms, pharmacy, place of refreshment, convenience shop, mortuary and facilities incidental to the main use, including dwelling units and residential buildings with Annexure conditions (Annexure 1201).

Copies of the amendment scheme are filed with the Director: Land Use Management, Department Co-operative Governance and Traditional Affairs, Nelspruit and the office of the Municipal Manager, Civic Centre, Nel Street, Nelspruit, and are open for inspection at all reasonable times.

This amendment scheme is known as the Nelspruit Amendment Scheme 1758 and shall come into operation on date of publication hereof.

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

**N. SEANEGO
MUNICIPAL MANAGER**

Mbombela Local Municipality
P O Box 45
NELSPRUIT
1200

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