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10 OCTOBER 2016  
10 OKTOBER 2016

**No. 2738**

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



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HELPLINE**

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DEPARTMENT OF HEALTH

**Prevention is the cure**

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICE 100 OF 2016****STEVE TSHWETE AMENDMENT SCHEME 582  
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 1 of Erf 5112 Township of Middelburg** from “**Parking**” to “**Institutional**”.

Map 3 and the scheme clause of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **582** and shall come into operation on the date of publication of this notice.

**SM Mnguni**  
**Acting Municipal Manager**

Municipal Offices  
Wanderers Avenue  
P.O. Box 14  
**MIDDELBURG**  
1050

**DATE:** 14/10/2016

**REF:** 15/4/R

## LOCAL AUTHORITY NOTICE 101 OF 2016

**STEVE TSHWETE AMENDMENT SCHEME 610  
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 2 of Erf 529 Township of Middelburg** from “**Residential 1**” to “**Parking**”.

Map 3 and the scheme clause of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **610** and shall come into operation on the date of publication of this notice.

**SM Mnguni**  
**Acting Municipal Manager**

Municipal Offices  
Wanderers Avenue  
P.O. Box 14  
**MIDDELBURG**  
1050

**DATE:** 14/10/2016

**REF:** 15/4/R

**LOCAL AUTHORITY NOTICE 101 OF 2016****STEVE TSHWETE AMENDMENT SCHEME 610  
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 2 of Erf 529 Township of Middelburg** from **“Residential 1”** to **“Parking”**.

Map 3 and the scheme clause of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **610** and shall come into operation on the date of publication of this notice.

**SM Mnguni**  
**Acting Municipal Manager**

Municipal Offices  
Wanderers Avenue  
P.O. Box 14  
**MIDDELBURG**  
1050

**DATE:** 14/10/2016

**REF:** 15/4/R

## LOCAL AUTHORITY NOTICE 102 OF 2016

**STEVE TSHWETE AMENDMENT SCHEME 629  
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 1 of Erf 207 Township of Kwazamokuhle** from “**Public Open Space**” to “**Institutional**”.

Map 3 and the scheme clause of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **629** and shall come into operation on the date of publication of this notice.

**SM Mnguni**  
**Acting Municipal Manager**

Municipal Offices  
Wanderers Avenue  
P.O. Box 14  
**MIDDELBURG**  
1050

**DATE:** 14/10/2016

**REF:** 15/4/R

**LOCAL AUTHORITY NOTICE 103 OF 2016****STEVE TSHWETE AMENDMENT SCHEME 476  
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 75 of the farm Vaalbank 289 JS** from “**Agricultural**” to “**Industrial 1**”.

Map 3 and the scheme clause of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **476** and shall come into operation on the date of publication of this notice.

**SM Mnguni**  
**Acting Municipal Manager**

Municipal Offices  
Wanderers Avenue  
P.O. Box 14  
**MIDDELBURG**  
1050

**DATE:** 14/10/2016

**REF:** 15/4/R



**LOCAL AUTHORITY NOTICE 104 OF 2016**  
**STEVE TSHWETE AMENDMENT SCHEME 505**  
**NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 3 of Erf 149 Township of Middelburg** from “**Business 1**” to “**Business 1**” with amended conditions.

Map 3 and the scheme clause of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **505** and shall come into operation on the date of publication of this notice.

**SM Mnguni**  
**Acting Municipal Manager**

Municipal Offices  
Wanderers Avenue  
P.O. Box 14  
**MIDDELBURG**  
1050

**DATE:** 14/10/2016

**REF:** 15/4/R

**LOCAL AUTHORITY NOTICE 105 OF 2016**  
**STEVE TSHWETE AMENDMENT SCHEME 533**  
**NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Remainder of Erf 565 Township of Middelburg** from “**Residential 1**” to “**Residential 3**”.

Map 3 and the scheme clause of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **533** and shall come into operation on the date of publication of this notice.

**SM Mnguni**  
**Acting Municipal Manager**

Municipal Offices  
Wanderers Avenue  
P.O. Box 14  
**MIDDELBURG**  
1050

**DATE:** 14/10/2016

**REF:** 15/4/R

## LOCAL AUTHORITY NOTICE 106 OF 2016

**STEVE TSHWETE AMENDMENT SCHEME 554  
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Erf 3718 Township of Kwazamokuhle Extension 5** from “**Public Open Space**” to “**Residential 1**”.

Map 3 and the scheme clause of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **554** and shall come into operation on the date of publication of this notice.

**SM Mnguni**  
**Acting Municipal Manager**

Municipal Offices  
Wanderers Avenue  
P.O. Box 14  
**MIDDELBURG**  
1050

**DATE:** 14/10/2016

**REF:** 15/4/R

**LOCAL AUTHORITY NOTICE 107 OF 2016****STEVE TSHWETE LOCAL MUNICIPALITY****PERMANENT CLOSURE OF A PORTION OF PARK  
ERF 5628 MHLUZI EXTENSION 2**

Notice is hereby given in terms of Section 68 of the Local Government Ordinance 17 of 1939 and Section 21 of the Local Government: Municipal Systems Act 32 of 2000, as amended, that the Steve Tshwete Local Municipality intends to permanently close a portion of Park Erf 5628 Mhluzi Extension 2.

A plan indicating the said portion of the park to be closed is available and may be inspected, during office hours, at Room B218, Legal and Administration Department, First Floor, Steve Tshwete Local Municipality, for a period of 28 days from the date of publication of this notice.

Any person desirous of objecting to the proposed closure or wishing to make recommendations in this regard, should lodge such objection or recommendation, as the case may be, in writing to the Municipal Manager, Steve Tshwete Local Municipality, P.O. Box 14, Middelburg, 1050, to reach him no later than 28 days from the date of publication of this notice.

**S.M. MNGUNI**  
**Acting Municipal Manager**

**LOCAL AUTHORITY NOTICE 108 OF 2016**  
**STEVE TSHWETE AMENDMENT SCHEME 611**  
**NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 168 of the farm Rondebosch 403 JS** from **“Agricultural”** to **“Special”**.

Map 3 and the scheme clause of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **611** and shall come into operation on the date of publication of this notice.

**SM Mnguni**  
**Acting Municipal Manager**

Municipal Offices  
Wanderers Avenue  
P.O. Box 14  
**MIDDELBURG**  
1050

**DATE:** 14/10/2016

**REF:** 15/4/R

## LOCAL AUTHORITY NOTICE 109 OF 2016

**STEVE TSHWETE AMENDMENT SCHEME 405  
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Remainder of Erf 115 Township of Middelburg** from “**Residential 1**” to “**Institutional**”.

Map 3 and the scheme clause of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **405** and shall come into operation on the date of publication of this notice.

**SM Mnguni**  
**Acting Municipal Manager**

Municipal Offices  
Wanderers Avenue  
P.O. Box 14  
**MIDDELBURG**  
1050

**DATE:** 14/10/2016

**REF:** 15/4/R

**LOCAL AUTHORITY NOTICE 110 OF 2016****PROCLAMATION AS AN APPROVED TOWNSHIP**

**IN TERMS OF SECTION 111 (1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), THE STEVE TSHWETE LOCAL MUNICIPALITY HEREBY DECLARES THE TOWNSHIP, MIDDELBURG EXTENSION 42 AS AN APPROVED TOWNSHIP.**

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY STEVE TSHWETE LOCAL MUNICIPALITY (HERE-IN AFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 4 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 355 (A PORTION OF PORTION 1) OF THE FARM MIDDELBURG TOWN AND TOWNLANDS 287-JS, PROVINCE OF MPUMALANGA, HAS BEEN GRANTED.**

- 1) Conditions to be complied with prior to the declaration of the township as an approved township:**

**1.1) General**

- (1) The applicant/agent shall satisfy the Local Municipality that:
- (1) any conditions of title on the farm portion which may be detrimental to the erven and/or streets in the township have been cancelled
  - (2) a satisfactory geological report has been submitted.
  - (3) issues regarding environmental legislation have been addressed
- (2) The applicant shall comply with the provisions of sections 72(1), 75(1) and 101(1) of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

- 2). Conditions of Establishment**

**2.1) Name**

The name of the township shall be MIDDELBURG EXTENSION 42.

**2.2) Design**

The township shall consist of erven and streets as indicated on the general plan No. 1048/2013 dated 2014/04/23.

**2.3) Conditions by the Department of Public Works, Roads & Transport**

Conditions set by the Department of Public Works, Roads and Transport must be adhered to, to the satisfaction of the said Department and the Local Municipality.

**2.4) Services**

Appropriate internal and external services shall be installed to the satisfaction of the Steve Tshwete Local Municipality

**3). Disposal of Existing Conditions of Title**

None.

**4). Conditions of Title****4.1) The erven mentioned here-under shall be subject to the conditions as imposed by the Steve Tshwete Local Municipality in terms of the provisions of the Town-Planning and Townships Ordinance, 1986.**

**Erven 12457 – 12465, 12467 – 12478, 12480 – 12509, 12511 – 12527, 12529 – 12538, 12540 – 12556, 12558 – 12572, 12575 – 12674, 12676 – 12838, 12840 – 12969, 12971 - 13014**

4.1.1) a servitude 3 meters wide along the street boundary

4.1.2) a servitude 2 meters wide along the rear (mid block) boundary

4.1.3) a servitude along the side boundaries with an aggregate width of three meters and a minimum width of 1 meter, in favor of the Local Authority for sewage and other municipal purposes and, in case of a panhandle erf an additional servitude for municipal purpose 1 meter wide across the access portion of the erf, if and when required by the Local Authority, provided that the Local Authority might relax or grant exemption of the required servitudes.



- 4.1.4) no building or other structure shall be erected within the afore-said servitude area without the consent of the Local Authority
  - 4.1.5) no large rooted trees shall be planted within the area of such servitude or within 1 meter there-of
  - 4.1.6) the Local Authority shall be entitled to deposit temporarily on the land adjoining the afore-said servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewage mains and other works as it, in its discretion, may deem necessary and shall be further entitled to reasonable access to the said land for the afore-said purpose, removal of such sewerage mains and other works being made good by the Local authority.
- 5). **Conditions to be included in the Steve Tshwete Town Planning Scheme 2004, in terms of Section 125(1) of the Town-Planning and Townships Ordinance, 1986.**

**5.1.) Erven 13015, 13016**

- 5.1.1) Use Zone: **Public Open Space**
- 5.1.2) Activities shall be limited to these normally associated with and ancillary to open spaces and agriculture
- 5.1.3) No new buildings shall be constructed within the subject properties

**5.2) Erven 12587, 12646, 12684, 12713, 12786, 12821, 12857, 12895**

- 5.2.1) Use Zone: **Institutional**
- 5.2.2) Activities shall be limited to those normally associated with and ancillary to churches and other community facilities
- 5.2.3) No new buildings will be constructed except with the written approval of the Local Authority
- 5.2.4) The property shall be maintained to the satisfaction of the Local Authority

**5.3) Erf 12467**

Use Zone: **Educational**

- 5.3.2) Activities shall be limited to those normally associated with and ancillary to Educational purposes
- 5.3.3) No new buildings shall be constructed except with the written approval of the Local Authority
- 5.3.4) The property shall be maintained to the satisfaction of the Local Authority

**5.4) Erven 12466, 12479, 12510, 12528, 12539, 12557, 12573, 12574, 12675, 12839, 12970**

Use Zone: **Municipal**

- 5.4.1) Activities shall be limited to those normally associated with and ancillary to municipal activities
- 5.4.2) No building shall be constructed on the subject properties.

**5.5) Erven 12457 – 12464, 12468 – 12478, 12480 – 12509, 12513 – 12527, 12529 – 12538, 12540 – 12556, 12558 – 12572, 12575 – 12586, 12588 – 12645, 12647 – 12674, 12676 – 12681, 12683, 12685 – 12712, 12714 – 12785, 12787 – 12818, 12822 – 12838, 12840 – 12856, 12858 – 12868, 12870 – 12878, 12880 – 12894, 12896 – 12963, 12965 – 12969, 12971 – 13014.**

Use Zone: **Residential 1**

- 5.5.1) Activities shall be limited to those normally associated with and ancillary to Residential 1 purposes
- 5.5.2) No new buildings shall be constructed except with the written approval of the Local Authority
- 5.5.3) The property shall be maintained to the satisfaction of the Local Authority

**5.6). Erven 12511, 12512, 12820**

Use Zone: **Residential 2**

- 5.6.1)1. Activities shall be limited to those normally associated with and ancillary to Residential 2 purposes
- 5.6.2) No new buildings shall be constructed except with the written approval of the Local Authority
- 5.6.2)1. The property shall be maintained to the satisfaction of the Local Authority
- 5.6.3) The density applicable to the subject properties shall not exceed 20 dwelling units per ha.

**5.7). Erven 12465, 12869, 12964**

Use Zone: **Residential 3**

- 5.7.1. Activities shall be limited to those normally associated with and ancillary to Residential 3 purposes

- 5.7.2. No new buildings shall be constructed except with the written approval of the Local Authority
- 5.7.3. The property shall be maintained to the satisfaction of the Local Authority
- 5.7.4. The density applicable to the subject properties shall not exceed 50 dwelling units per ha.

**5.8). Erf 12879**

Use Zone: **“Business 1”**

- 5.8.1) Activities shall be limited to those normally associated with and ancillary to Business 1 activities
- 5.8.2) No new buildings shall be constructed except with the written approval of the Local Authority
- 5.8.3) The property shall be maintained to the satisfaction of the Local Authority

**5.9) Erf 12819**

Use Zone: **Business 2**

- 5.9.1) Activities shall be limited to those normally associated with and ancillary to Business 2 activities
- 5.9.2) No new buildings shall be constructed except with the written approval of the Local Authority
- 5.9.3) The property shall be maintained to the satisfaction of the Local Authority

**5.10).Erf 12682**

Use Zone: **Business 4**

- 5.10.1) Activities shall be limited to those normally associated with and ancillary to Business 4 activities
- 5.10.2) No new buildings shall be constructed except with the written approval of the Local Authority
- 5.10.3) The property shall be maintained to the satisfaction of the Local Authority

**6.). Erven subject to the special conditions**

In addition to the relevant conditions set out above, the under-mentioned erven shall be subject to the conditions as indicated;

**6.1) Erven 12466, 12479, 12573, 12574, 12480 - 12487**

Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on the R555 Road as also noted on the lay-out plan.

**6.2) Erven 12488 – 12505, 12970 – 12986, 13016**

Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on the road on the southern boundary of the site as also noted on the lay-out plan.

**6.3) Erven 12587, 12675**

Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on the road on the north-eastern boundary of the site as also noted on the lay-out plan.

**6.4) Erven 12465, 12467, 12469, 12471, 12473, 12475, 12505, 12506, 12511, 12512, 12575, 12578, 12580, 12582, 12584, 12585, 12622, 12623, 12646, 12648, 12649, 12652, 12653, 12656, 12657, 12660, 12676 – 12682, 12732, 12734, 12736, 12738, 12740, 12742, 12744, 12746, 12748, 12750, 12771, 12801, 12816, 12817, 12820, 12956, 12957, 12964 - 12969**

Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on the north-south 20 meter street inside the town as noted on the lay-out plan.

**6.5) Erven 12465, 12466, 12573, 12608, 12610, 12612, 12614, 12616, 12618, 12620, 12622.**

Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on the east-west 20 meter street inside the town as noted on the lay-out plan.

**7.). Land Use Management System**

The envisaged Land Use Management Scheme will supersede the Town Planning Scheme as soon as it is promulgated.

**LOCAL AUTHORITY NOTICE 111 OF 2016****DECLARATION AS AN APPROVED TOWNSHIP: DENNESIG NORTH**

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY STEVE TSHWETE LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF CHAPTER IV OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 354 (A PORTION OF THE REMAINDER OF PORTION 27) OF THE FARM MIDDELBURG TOWN AND TOWNLANDS 287 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 GENERAL**

- (a) The applicant shall satisfy the 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 as an approved township;
  - (iii) the name of the township as well as the street names have been approved;
- (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 Dennesig North.

**2.2 LAYOUT / DESIGN**

The township shall consist of erven as indicated on General Plan Number 333/2014.

**2.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following conditions which will not be brought forward to the individual erven in the Township, namely:

- 2.3.1 Die voormalige Resterende Gedeelte van Gedeelte 27 van die gemelde plaas, groot 8794,0978 hektaar (waarvan die eiendom hierkragtens gehou 'n gedeelte uitmaak) is onderhewig aan Notariële Akte 1372/1959-S, geregistreer op 30 Desember 1959, waarkragtens die reg aan die ELEKTRISITEITSVOORSIENINGSKOMMISSIE verleen is om elektrisiteit oor die eiendom te vervoer tesame met die bykomende regte en onderhewig aan voorwaardes soos meer volledig blyk uit gemelde Notariële Akte en Kaart daarby aangeheg.
- 2.3.2 Die voormalige Resterende Gedeelte van Gedeelte 27 van gemelde plaas, groot 9198,9264 hektaar (waarvan die eiendom hierkragtens gehou 'n gedeelte uitmaak) is onderhewig aan Notariële Akte 1335/1967-S geregistreer op 20 Oktober 1967, waarkragtens die reg aan ELEKTRISITEITSVOORSIENINGSKOMMISSIE verleen is om elektrisiteit oor die eiendom te vervoer tesame met bykomende regte en onderhewig aan voorwaardes soos meer volledig sal blyk uit gemelde Notariële Akte en Kaart daarby aangeheg.
- 2.3.3 Die voormalige Resterende Gedeelte van Gedeelte 27 van gemelde plaas groot 8005,5945 hektaar (waarvan die eiendom hierkragtens gehou 'n gedeelte uitmaak) is onderhewig aan Notariële Akte 1023/1969-S geregistreer op 7 Augustus 1969 waarkragtens die reg aan ELEKTRISITEITSVOORSIENINGSKOMMISSIE verleen is om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte en onderhewig aan voorwaardes, soos meer volledig sal blyk uit gemelde Notariële Akte en Kaart daarby aangeheg.
- 2.3.4 Die voormalige Resterende Gedeelte van Gedeelte 27 van voormelde plaas groot 7983,7247 hektaar (waarvan die eiendom hierkragtens gehou 'n gedeelte uitmaak) is onderhewig aan Notariële Akte 457/1970-S, geregistreer op 11 Junie 1970 waarkragtens die reg aan ELEKTRISITEITSVOORSIENINGSKOMMISSIE verleen is om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte en onderhewig aan voorwaardes soos meer volledig sal blyk uit gemelde Notariële Akte en Kaart daarby aangeheg.
- 2.3.5 Die voormalige Resterende Gedeelte van Gedeelte 27 van voormelde plaas groot 7538,7695 hektaar (waarvan die eiendom hierkragtens gehou 'n gedeelte uitmaak) is onderhewig aan Notariële Akte K1043/1975-S geregistreer op 18 April 1975 waarkragtens die reg aan ELEKTRISITEITSVOORSIENINGSKOMMISSIE verleen is om elektrisiteit oor die eiendom te vervoer tesame met bykomende regte en onderhewig aan voorwaardes soos meer volledig sal blyk uit gemelde Notariële Akte en Kaart daarby aangeheg.
- 2.3.6 Die voormalige Resterende Gedeelte van Gedeelte 27 van voormelde plaas groot 7245,0942 hektaar (waarvan die eiendom hierkragtens gehou 'n gedeelte uitmaak) is onderhewig aan Notariële Akte K3269/1977-S, geregistreer op 25 Oktober 1977 waarkragtens die reg aan ELEKTRISITEITSVOORSIENINGSKOMMISSIE verleen is om elektrisiteit oor die eiendom te vervoer tesame met bykomende regte en onderhewig aan voorwaardes soos meer volledig sal blyk uit gemelde Notariële Akte en Kaart daarby aangeheg.

2.3.7 Die voormalige Resterende Gedeelte van Gedeelte 27 van voormelde plaas groot 7245,0942 hektaar (waarvan die eiendom hierkragtens gehou 'n gedeelte uitmaak) is onderhewig aan Notariële Akte K1735/1977-S, gedateer 21 Maart 1977, waarkragtens 'n Serwituut van Reg van Weg groot 2857 vierkante meter verleen is aan die REPUBLIEK VAN SUID-AFRIKA tesame met bykomende regte, welke Serwituut aangetoon is deur FIGUUR ABCDEFA op Kaart LG A3525/1975, geheg aan voormelde Notariële Akte 1735/1977-S soos meer volledig sal blyk uit gemelde Notariële Akte.

#### 2.4 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

#### 2.5 REMOVAL, REPOSITIONING, MODIFICATION 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.

#### 2.6 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF TELKOM SERVICES

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

### 3. CONDITIONS OF TITLE

#### 3.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE STEVE TSHWETE 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 local authority, along any two boundaries, except 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 local authority: Provided that the local authority 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

3.1.2 Erven 6, 12, 16, 169, 180, 197, 203, 210, 216, 223, 228, 244, 304, 308, 315, 319, 358, 361, 370, 373, 533, 547.

- (a) The erf shall be subject to a servitude, 2m wide, for stormwater purposes.
- (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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the 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 STEVE TSHWETE TOWN PLANNING SCHEME, 2004 IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986.**

4.1 ERVEN 245-250, 252-259, 288-302, 320-419, 421-485, 510-519

Use Zone 1: Residential 1 (erven measuring  $\pm 350\text{m}^2$ )

Density: One dwelling house per  $350\text{m}^2$  erf;

Height Zone 0;

Minimum dwelling house size:  $60\text{m}^2$

Other applicable conditions will be as per the Steve Tshwete Town Planning Scheme, 2004

4.2 ERVEN 160-180, 191-243, 260-286, 304-319, 486-509, 585-624, 653-670

Use Zone 1: Residential 1 (erven measuring  $\pm 500\text{m}^2$ )

Density: Density Zone 6 in the Scheme

(One dwelling house per  $500\text{m}^2$  erf);

Height Zone 0;



Minimum dwelling house size: 120m<sup>2</sup>  
Other applicable conditions will be as per the Steve Tshwete Town Planning Scheme, 2004

- 4.3 ERVEN 1-17, 65, 67-85, 109-122, 183-190, 520-525, 529-550, 565-584, 625-652, 671-679

Use Zone 1: Residential 1 (erven measuring  $\pm 700\text{m}^2$ )

Density: Table D: Density Zone 8 in the Scheme  
(One dwelling house per 700m<sup>2</sup> erf);  
Height Zone 0;  
Minimum dwelling house size: 180m<sup>2</sup>  
Other applicable conditions will be as per the Steve Tshwete Town Planning Scheme, 2004

- 4.4 ERVEN 21-30, 32-63, 87-108, 123-157, 522-524, 552, 555-564, 680-703, 705-718

Use Zone 1: Residential 1 (erven measuring  $\pm 900\text{m}^2$ )

Density: Table D: Density Zone 10 in the Scheme  
(One dwelling house per 900m<sup>2</sup> erf);  
Height Zone 0;  
Minimum dwelling house size: 250m<sup>2</sup>  
Other applicable conditions will be as per the Steve Tshwete Town Planning Scheme, 2004

- 4.5 ERVEN 18, 31 and 554

Use Zone 2: "Residential 2"

Density: 20 dwelling units per hectare;  
FAR: 1.5;  
Coverage: 50%;  
Height: 3 Storeys;

Subject to Clause 26 in the Steve Tshwete Town Planning Scheme, 2004;

ERVEN 19, 251 and 521

Use Zone 3: "Residential 3"

Density: 60 units per hectare;  
FAR: 2.1;  
Coverage: 70%;  
Height: 3 storeys

Subject to Clause 27 in the Steve Tshwete Town Planning Scheme, 2004;

4.6 ERVEN 20 and 303

Use Zone 8: "Business 3"

FAR: 0.8;  
Coverage: 40%;  
Height: 2 storeys;

Subject to further conditions contained in the Steve Tshwete Town Planning Scheme; 2004.

4.7 ERVEN 64, 66, 159, 182, 244, 287, 420, 551, 553 and 704.

Use Zone 15: "Institutional"

Subject to further conditions contained in the Steve Tshwete Town Planning Scheme; 2004.

4.8 ERVEN 181 and 377

Use Zone 18: "Municipal"

Subject to further conditions contained in the Steve Tshwete Town Planning Scheme; 2004.

4.9 ERF 158.

Use Zone 16: "Educational"

Subject to further conditions contained in the Steve Tshwete Town Planning Scheme; 2004.

4.10 ERVEN 719-724.

Use Zone 23: "Public Open Space"

Subject to further conditions contained in the Steve Tshwete Town Planning Scheme; 2004.



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