

THE PROVINCE OF MPUMALANGA  
DIE PROVINSIE MPUMALANGA

# Provincial Gazette Provinsiale Koerant

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Vol. 25

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# Closing times for **ORDINARY WEEKLY** 2018

## MPUMALANGA PROVINCIAL GAZETTE

*The closing time is **15:00** sharp on the following days:*

- 28 December 2017, Thursday for the issue of Friday 05 January 2018
- 05 January, Friday for the issue of Friday 12 January 2018
- 12 January, Friday for the issue of Friday 19 January 2018
- 19 January, Friday for the issue of Friday 26 January 2018
- 26 January, Friday for the issue of Friday 02 February 2018
- 02 February, Friday for the issue of Friday 09 February 2018
- 09 February, Friday for the issue of Friday 16 February 2018
- 16 February, Friday for the issue of Friday 23 February 2018
- 23 February, Friday for the issue of Friday 02 March 2018
- 02 March, Friday for the issue of Friday 09 March 2018
- 09 March, Friday for the issue of Friday 16 March 2018
- 15 March, Thursday for the issue of Friday 23 March 2018
- 23 March, Friday for the issue of Friday 30 March 2018
- 28 March, Wednesday for the issue of Friday 06 April 2018
- 06 April, Friday for the issue of Friday 13 April 2018
- 13 April, Friday for the issue of Friday 20 April 2018
- 20 April, Friday for the issue of Friday 27 April 2018
- 25 April, Wednesday for the issue of Friday 04 May 2018
- 04 May, Friday for the issue of Friday 11 May 2018
- 11 May, Friday for the issue of Friday 18 May 2018
- 18 May, Friday for the issue of Friday 25 May 2018
- 25 May, Friday for the issue of Friday 01 June 2018
- 01 June, Friday for the issue of Friday 08 June 2018
- 08 June, Friday for the issue of Friday 15 June 2018
- 15 June, Thursday for the issue of Friday 22 June 2018
- 22 June, Friday for the issue of Friday 29 June 2018
- 29 June, Friday for the issue of Friday 06 July 2018
- 06 July, Friday for the issue of Friday 13 July 2018
- 13 July, Friday for the issue of Friday 20 July 2018
- 20 July, Friday for the issue of Friday 27 July 2018
- 27 July, Friday for the issue of Friday 03 August 2018
- 02 August, Thursday, for the issue of Friday 10 August 2018
- 10 August, Friday for the issue of Friday 17 August 2018
- 17 August, Friday for the issue of Friday 24 August 2018
- 24 August, Friday for the issue of Friday 31 August 2018
- 31 August, Friday for the issue of Friday 07 September 2018
- 07 September, Friday for the issue of Friday 14 September 2018
- 14 September, Friday for the issue of Friday 21 September 2018
- 20 September, Thursday for the issue of Friday 28 September 2018
- 28 September, Friday for the issue of Friday 05 October 2018
- 05 October, Friday for the issue of Friday 12 October 2018
- 12 October, Friday for the issue of Friday 19 October 2018
- 19 October, Friday for the issue of Friday 26 October 2018
- 26 October, Friday for the issue of Friday 02 November 2018
- 02 November, Friday for the issue of Friday 09 November 2018
- 09 November, Friday for the issue of Friday 16 November 2018
- 16 November, Friday for the issue of Friday 23 November 2018
- 23 November, Friday for the issue of Friday 30 November 2018
- 30 November, Friday for the issue of Friday 07 December 2018
- 07 December, Friday for the issue of Friday 14 December 2018
- 13 December, Thursday, for the issue of Friday 21 December 2018
- 19 December, Wednesday for the issue of Friday 28 December 2018

















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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

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**NOTICE 58 OF 2018****NOTICE OF APPLICATION IN TERMS OF THE GOVAN MBEKI SPATIAL PLANNING AND LAND USE  
MANAGEMENT BY-LAW, 2016, CHAPTER 5 AND 6 (*Amendment Scheme 132*)**

I, Karl Wilhelm Rost, Pr Pln, of the firm Reed Geomatics Incorporated hereby give notice in terms of section 88 of the Govan Mbeki SPLUM By-Law, that I have applied to the Govan Mbeki Municipality for the following:

**Application for *Amendment of land use scheme (Rezoning)*****Application reference number: Case AS\_26804****Property Owner and information:** Erf 918, Secunda, Registration Division I.S., Mpumalanga, situated at 14 Coen Brits Street, Secunda.**Owner: WILLEM JOHANNES JACOBUS ABRAHAM KOEKEMOER ID: 7903195054083****LODEWICUS JOHANNES BREED ID: 8402105005086**held by title deed **T6829/2017**

I the owner /agent hereby gives notice in terms of section 88 of the Govan Mbeki Spatial Planning and Land Use Management By-Law, of the application for the amendment of the Land Use Scheme known as the Govan Mbeki Land Use Scheme, as amended, 2010, by the rezoning of Erf 918, Secunda, from "Medium Density Residential" to "Suburban Mixed Use" for the purpose of Medical Suites.

Particulars of the application will lie for inspection during normal office hours at the Office of Manager Town and Regional Planning, Room 323 3<sup>rd</sup> floor, South Wing Municipal Buildings, for the period **30 days** from **3 August 2018**.

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 within a period of 30 days from 3 August 2018, being **3 September 2018**.

**Name and address of applicant: Reed Geomatics Incorporated, P.O. Box 985, Secunda, 2302 Tel: 017 631 1394 Fax: 017 631 1770****Our ref: P18637**

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**PROCLAMATION • PROKLAMASIE**

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**PROCLAMATION 31 OF 2018****EMALAHLENI LOCAL MUNICIPALITY  
NOTICE OF APPROVAL OF AMENDMENT SCHEME 2038**

The Local Municipality of Emalahleni declares hereby in terms of the provisions of Section 57(1)(a) 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, by the rezoning of Erf 3346, eMalahleni (was Witbank) Extension 16 from "Residential 1" to "Business 3".

Map 3 and the scheme clauses of the amendment scheme are filed with the Municipal Manager, Emalahleni Local Municipality and are open for inspection at all reasonable times. This amendment is known as Emalahleni Amendment Scheme 2038 and shall come into operation on date of publication of this notice.

**HS MAYISELA  
MUNICIPAL MANAGER**

Civic Centre

Mandela Street

**eMALAHLENI**

1035

P.O. Box 3

**eMalahleni**

1035

Publication date : Provincial Gazette of Mpumalanga: 3 August 2018

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**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**

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**PROVINCIAL NOTICE 105 OF 2018****STEVE TSHWETE AMENDMENT SCHEME No. 745****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE TOWN PLANNING SCHEME,  
2004, IN TERMS OF SECTION 62(1) AND 94(1)(A) OF THE  
STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016**

I, Laurette Swarts Pr. Pln. (831214 0079 08 9), of Korsman & Associates, being the authorized agent of the registered owner of Erf 1623 Aerorand Township, Registration Division J.S., Province of Mpumalanga situated at 8 Snyderberg Street, hereby give notice in terms of section 62(1) & 94(1)(a) of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016, that I 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 from "Residential 1" to "Residential 3" for the purpose of a Guest House. Any objection/s or comments including the grounds for such objection/s or comments with full contact details, shall be made in writing to the Municipal Manager, P.O. Box 14, Middelburg 1050 within 30 days from **3 August 2018**.

Full particulars and plans may be inspected during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Cnr. Walter Sisulu and Wanderers Avenue, Middelburg, 1050, Tel: 013 2497000, for a period of 28 days from **3 August 2018**.

Address of the Applicant: 9 Langa Crescent, Corridor Hill, Witbank, 1035. Private Bag X7294, Suite 295, Witbank, 1035.

Telephone no: 013 650 0408, Email: admin@korsman.co.za

**Ref: R18221\_AdvGazette**

**PROVINSIALE KENNISGEWING 105 VAN 2018****STEVE TSHWETE WYSIGINGSKEMA Nr. 745****KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE  
DORPSBEPLANNINGSKEMA, 2004, INGEVOLGE ARTIKEL 62(1) EN 94(1)(A) VAN DIE STEVE TSHWETE  
RUIMTELIKEBEPLANNING EN GRONDGEBRUIKSBESTUUR BYWET, 2016.**

Ek, Laurette Swarts Pr. Pln. (831214 0079 08 9), van Korsman & Vennote, synde die gemagtigde agent van die geregistreerde eienaar van Erf 1623 Aerorand Dorpsgebied, Registrasie Afdeling J.S., Provinsie van Mpumalanga geleë te Snyderbergstraat 8, gee hiermee ingevolge artikel 62(1) en 94(1)(A) van die Steve Tshwete Ruimtelikebeplanning en Grondgebruiksbestuur Bywet, 2016, kennis dat ons by Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van Steve Tshwete Dorpsbeplanningskema, 2004, deur die Hersonerings vanaf "Residentieel 1" na "Residentieel 3" vir die doel van 'n Gastehuis. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, Munisipalegebou, Wandererslaan, Middelburg, 1050, vir 'n tydperk van 28 dae vanaf

**3 Augustus 2018.**

Besware of verdoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf **3 Augustus 2018**, skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 14, Middelburg, 1050, ingedien of gerig word.

Adres van Applikant: Langasingel 9, Corridor Hill, Witbank, 1035. Privaatsak X7294, Suite 295, Witbank, 1035.

Telefoon No: 013 650 0408, Email: admin@korsman.co.za

**Ver: Ref: R18221\_AdvGazette**

**PROVINCIAL NOTICE 106 OF 2018****NOTIFICATION REGARDING OPPORTUNITY TO PARTICIPATE IN VARIOUS ENVIRONMENTAL LICENCING  
PROCESSES FOR UNIVERSAL COAL'S KANGALA EXTENSION PROJECT IN THE VICTOR KHANYE LOCAL  
MUNICIPALITY, MPUMALANGA PROVINCE**

Notice is given in terms of Chapter 6 of the Environmental Impact Assessment (EIA) Regulations, 2014 (GN R. 982) promulgated under the National Environmental Management Act (Act 107 of 1998) (NEMA), of applications for Environmental Authorisation (EA) (i.e.: Scoping and Environmental Impact Report (S&EIR)) and Waste Management Licence (WML) for the proposed new opencast pit for the Kangala Extension Project. The EIR and Environmental Management Programme Report (EMPr) will also be used in support of a Mineral and Petroleum Resources Development Act (MPRDA, Act No. 28 of 2002) Section 102 amendment application for amendments to the existing EMPr and Mine Works Program (MWP).

**Name of Applicant:** Universal Coal Development 1 (hereafter referred to as UCD1)

**EIMS Reference Number:** 1245

**Nature of Activity:**

UCD1 wishes to develop a new opencast coal mining operation covering an extent of 251 hectares (ha), adjacent to the existing Universal Coal's Kangala Colliery on various portions of the Farm Strydpan 243 IR - herein referred to as the Kangala Extension Project. The proposed Kangala Extension Project is anticipated to use a standard truck and shovel mining method based on strip mining design and layout. The existing Coal Handling and Processing Plant (CHPP) at the Kangala Colliery will be utilised for the proposed Kangala Extension Project. It is expected that no new surface infrastructure such as offices, dams, stores facility, workshops, or change house will be required for the project.

**Location:**

The project area covers portions 14, 16, 20, 23, 24 and the remaining extent of the farm Strydpan 243 IR located approximately 7.5km south-east of the town Delmas in Victor Khanye Local Municipality, within the Nkangala District Municipality, Mpumalanga Province. The geographic coordinates at the centre of the site are approximately: 26°12'35.76" S and 28°38'43.20" E.

**Registration and Comment**

As a potential I&AP, you are invited to register and comment on the project. Should you have any comments or concerns regarding the project, or should you require additional information, please contact EIMS telephonically, or in writing by no later than the 3<sup>rd</sup> September 2018 using the contact details below. Please include the project reference number (1245) in all correspondence. Furthermore, please note that only registered I&APs will be informed of any future project information and participation opportunities.

**Name and contact details of Consultant:**

**Environmental Impact Management Services (Pty) Ltd (EIMS)**

P.O. Box 2083 Pinegowrie 2123

Phone: 011 789 7170 / Fax: 011 787 3059

Contact: Cheyenne Muthukarapan

Email: kangala@eims.co.za

EIMS Reference number: 1245



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**PREMIER'S NOTICES • PREMIERSKENNISGEWINGS**

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**PREMIER'S NOTICE 3 OF 2018****MPUMALANGA APPROPRIATION ACT, 2018  
(ACT NO. 2 OF 2018)**

It is hereby notified that I, **Refilwe Maria Mtshweni**, in my capacity as Premier of the Mpumalanga Province, have, in terms of section 121 of the Constitution of the Republic of South Africa, 1996, assented to the Mpumalanga Appropriation Act, 2018. The Mpumalanga Appropriation Act, 2018 (Act No. 2 of 2018), is hereby published for general information.



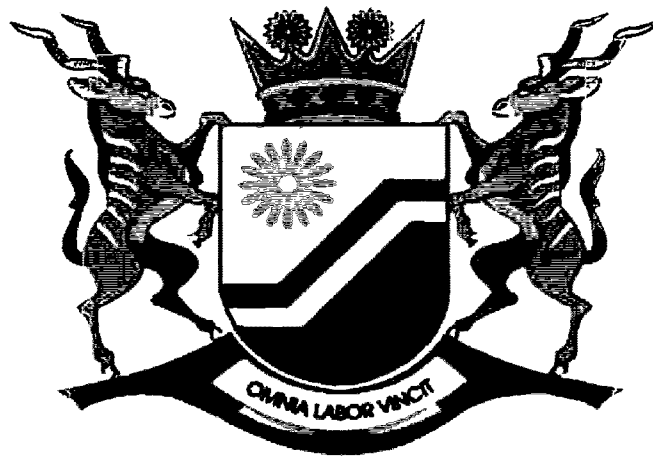
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**MS. R.M. MTSHWENI****PREMIER: MPUMALANGA PROVINCE****DATE:** 13/07/18

SLA8865M

**MPUMALANGA PROVINCE**

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**MPUMALANGA  
APPROPRIATION ACT, 2018**

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*(As passed by the Mpumalanga Provincial Legislature on 21 June 2018)*

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**(MEC FOR FINANCE, ECONOMIC DEVELOPMENT AND TOURISM)**



## ACT

To appropriate money from the Provincial Revenue Fund for the requirements of the Province for the 2018/19 financial year; to prescribe conditions for the spending of funds withdrawn for the 2019/20 financial year before the commencement of the Mpumalanga Appropriation Act for the 2019/20 financial year; and to provide for matters incidental thereto.

### PREAMBLE

**WHEREAS** section 226(2) of the Constitution of the Republic of South Africa, 1996, provides that money may be withdrawn from the Provincial Revenue Fund only in terms of an appropriation by a Provincial Act or as a direct charge against that Fund, when it is provided for in the Constitution of the Republic of South Africa, 1996, or an Act of the Provincial Legislature;

**AND WHEREAS** section 26 of the Public Finance Management Act, 1999 (Act No. 1 of 1999), provides that the Provincial Legislature must appropriate money for each financial year for the requirements of the Province;

**BE IT THEREFORE ENACTED** by the Provincial Legislature of the Province of Mpumalanga, as follows:—

### Definitions

1. In this Act, unless the context indicates otherwise, any word or expression to which a meaning has been assigned in section 1 of the Public Finance Management Act, must bear the meaning so assigned, and —

“conditional grant / allocation” means a conditional allocation to a province or municipality from the national government’s share of revenue raised nationally, which is provided for and whose purpose is specified in the Division of Revenue Act for the 2018/19 financial year envisaged in section 214(1)(c) of the Constitution of the Republic of South Africa, 1996;

“current payments” means any payment made by a department classified as or deemed to be a current payment in terms of the instructions issued in the *Guidelines for Implementing the Economic Reporting Format* (September 2009), in terms of section 76 of the Public Finance Management Act;

“MEC” means the Member of an Executive Council responsible for finance in the Province;

“payments for capital assets” means any payments made by a department classified as or deemed to be a payment for capital assets in terms of the instructions issued in the *Guidelines for Implementing the Economic Reporting Format* (September 2009) and the *Asset Management Framework* (April 2004, Version 3.3), in terms of section 76 of the Public Finance Management Act;

“payments for financial assets” means any payment made by a department classified as or deemed to be a payment for financial assets in terms of the instructions issued in the *Guidelines for Implementing the Economic Reporting Format* (September 2009), in terms of section 76 of the Public Finance Management Act;

“Province” means the Province of Mpumalanga;

“Public Finance Management Act” means the Public Finance Management Act, 1999 (Act No. 1 of 1999); and

“transfers and subsidies” means any payments made by a department classified as or deemed to be a transfer or subsidy payment in terms of the instructions issued in the *Guidelines for Implementing the Economic Reporting Format* (September 2009), in terms of section 76 of the Public Finance Management Act.

### Appropriation of money for the requirements of the Province

2. (1) Appropriations by the Provincial Legislature of money from the Provincial Revenue Fund for the requirements of the Province in the 2018/19 financial year to votes and the main divisions within a vote, and for the purposes that are specified, are set out in the Schedule to this Act.

(2) The spending of appropriations envisaged in subsection (1) is subject to the provisions of this Act, the Public Finance Management Act and the Division of Revenue Act for the 2018/19 financial year.

(3) The spending of funds withdrawn from the Provincial Revenue Fund before this Act takes effect, as envisaged in section 29(1) of the Public Finance Management Act, is subject to—

- (a) section 6 of the Mpumalanga Appropriation Act, 2017 (Act No. 1 of 2017); and
- (b) the applicable provisions of the Division of the Revenue Act for the 2018/19 financial year, when the said Act takes effect.

### Amounts listed as specifically and exclusively appropriated

3. An amount within a vote or main division within a vote that is listed as specifically and exclusively appropriated in the Schedule to this Act, may be used only for the purpose indicated, unless the amount or purpose for which it was allocated, is amended by means of—
- (a) a provincial Act; or
  - (b) an Act of Parliament.

**Conditional grants / allocations**

4. (1) Conditional allocations to Votes and as listed specifically and exclusively in the Schedule to this Act must be utilised subject to the conditions imposed by the Minister.

**Authorisation of expenditure**

5. (1) Despite any provision in any other legislation to the contrary and before an Adjustments Appropriation Bill is passed, the MEC may approve expenditure, if it cannot reasonably be delayed without negatively affecting service delivery and such expenditure—
- (a) is unforeseeable and unavoidable;
  - (b) was announced during the tabling of the 2018/19 annual budget for a project and the disbursement of funds is required for the implementation of the project; or
  - (c) was approved in the appropriation for the 2017/18 financial year and will be proposed to be rolled over to the 2018/19 financial year to finalise expenditure that could not take place in the 2017/18 financial year as originally planned.
- (2) Expenditure approved in terms of subsection (1)—
- (a) is a direct charge against the Provincial Revenue Fund;
  - (b) may be made subject to conditions imposed by the Minister;
  - (c) must be disclosed in the Provincial Treasury's next quarterly report to the relevant Legislature Committees; and
  - (d) must, despite section 31(2) of the Public Finance Management Act, be included in the Adjustments Appropriation Bill or another Appropriation Bill for the 2018/19 financial year.

**Spending before commencement of Appropriation Act for 2019/20 financial year**

6. The spending of funds withdrawn in terms of section 29 of the Public Finance Management Act for the 2019/20 financial year before the commencement of the Appropriation Act for the 2019/20 financial year is, with necessary changes, subject to—
- (a) any applicable conditions imposed in terms of section 4 of this Act, and applicable provisions of the Adjustments Appropriation Act for the 2018/19 financial year, as if the funds were allocated for the 2018/19 financial year;
  - (b) the applicable provisions of the Division of Revenue Act for the 2018/19 financial year, as if the funds were allocated for the 2018/19 financial year; and
  - (c) The applicable provisions of the Division of Revenue Act for the 2019/20 financial year, when the said Act takes effect.

**Short title**

7. This Act is called the Mpumalanga Appropriation Act, 2018.
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SCHEDULE							
Vote	Total	Current Payments			Transfers and Subsidies	Payments for Capital Assets	Payments for Financial Assets
		Compensation of employees	Goods and services	Other			
	R'000	R'000	R'000	R'000	R'000	R'000	R'000
<b>1 Office of the Premier</b>	<b>281 778</b>	<b>159 706</b>	<b>116 240</b>	<b>-</b>	<b>2 720</b>	<b>3 112</b>	<b>-</b>
<i>Aim: Provide strategic direction and support evidence-based decision-making through research, monitoring and evaluation, integrated planning, co-ordination of Government programmes and institutional development.</i>							
<b>1. Administration</b>	<b>135 872</b>	<b>68 433</b>	<b>64 212</b>	<b>-</b>	<b>115</b>	<b>3 112</b>	<b>-</b>
<i>To perform proper and effective co-ordinating and monitoring function of administrative and strategic matters, both within the Office of the Premier and the Province.</i>							
<b>2. Institutional Development</b>	<b>76 414</b>	<b>51 535</b>	<b>22 274</b>	<b>-</b>	<b>2 605</b>	<b>-</b>	<b>-</b>
<i>To provide institutional Development services, advice, strategic support, co-ordination and development services to ensure operational efficiency, alignment and corporate compliance with a view to improve the capacity of the Mpumalanga Provincial Government to deliver effective and efficient services.</i>							
<b>3. Policy and Governance</b>	<b>69 492</b>	<b>39 738</b>	<b>29 754</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>To provide effective Macro Policy advice.</i>							
<b>2 Provincial Legislature</b>	<b>346 647</b>	<b>191 959</b>	<b>92 664</b>	<b>-</b>	<b>60 496</b>	<b>1 528</b>	<b>-</b>
<i>Aim: To hold the Executive and other state organs accountable through intensified oversight, enhanced public involvement and effective law-making supported by professional administrative service.</i>							
<b>1. Administration</b>	<b>163 721</b>	<b>103 333</b>	<b>58 860</b>	<b>-</b>	<b>-</b>	<b>1 528</b>	<b>-</b>
<i>To provide strategic leadership, management and administrative support to ensure institutional effectiveness and the achievement of the core business of the Legislature.</i>							
<b>2. Parliamentary Business</b>	<b>182 926</b>	<b>88 626</b>	<b>33 804</b>	<b>-</b>	<b>60 496</b>	<b>-</b>	<b>-</b>
<i>To provide strategic management and support in relation to parliamentary services to ensure institutional effectiveness in the fulfilment of the constitutional mandate of the Legislature.</i>							
<b>3 Provincial Treasury</b>	<b>322 706</b>	<b>193 630</b>	<b>120 094</b>	<b>-</b>	<b>1 251</b>	<b>7 731</b>	<b>-</b>
<i>Aim: To equitably allocate and monitor optimal utilization of provincial resources to ensure quality and better life for all through: quality financial advice and support to departments, public entities and municipalities, efficient financial management and fiscal discipline and effective use of financial resources.</i>							
<b>1. Administration</b>	<b>95 929</b>	<b>64 150</b>	<b>29 514</b>	<b>-</b>	<b>701</b>	<b>1 564</b>	<b>-</b>
<i>To provide prompt, continuous, effective and efficient administrative support to all line functions in the Provincial Treasury and responsible for the political, financial and administrative management of the Provincial Treasury.</i>							
<b>2. Sustainable Resources Management</b>	<b>58 395</b>	<b>44 266</b>	<b>14 122</b>	<b>-</b>	<b>7</b>	<b>-</b>	<b>-</b>

Vote	Total	Current Payments			Transfers and Subsidies	Payments for Capital Assets	Payments for Financial Assets
		Compensation of employees	Goods and services	Other			
<p><i>To promote optimal and effective provincial resources allocation and utilization, efficient provincial budget management, accurate financial reporting on provincial revenue generation and maximization. To promote efficient planning implementation and management of infrastructure by provincial Departments and Municipalities, and provide technical support to delegated municipalities on the implementation of the MFMA.</i></p> <p><b>3. Assets And Liabilities Management</b> <i>To monitor and support Assets, Liabilities, Provincial Supply Chain Management, Transversal Systems as well as provisioning of Information Technology Services to Departments, Public Entities and Municipalities in the Mpumalanga Province.</i></p> <p><b>4. Financial Governance</b> <i>To facilitate, monitor, support and provide professional advice to ensure good governance in the Province.</i></p>	135 457	59 360	69 405		525	6 167	-
	32 925	25 854	7 053	-	18	-	-
<p><b>4 Co-operative Governance and Traditional Affairs</b> <i>Aim: To facilitate and co-ordinate inter-governmental structures and developmental agencies for sustainable integrated service delivery through public participation and traditional system of governance.</i></p> <p><b>1. Administration</b> <i>To provide effective financial, technical and administrative support to department in terms of Political Guidance, Strategic Management, Risk Management, Legal Services, Financial Management, Security Management, Human Resource Management, Transversal Services, Planning and Programme Management and Communication and IT Services in accordance with applicable Acts and policies of the department.</i></p> <p><b>2. Local Governance</b> <i>capacity of municipalities as well as deepening democracy at local level in order to ensure that Municipalities perform their developmental responsibilities.</i></p> <p><b>3. Development and Planning</b> <i>To strengthen Municipalities on development and planning requirements as well as coordinating and enhancing the delivery of quality infrastructure to improve the provision of basic services at local government level.</i> <i>Of which</i> <i>Conditional Grant</i> <i>Expanded Public Works Programme Incentive Integrated Grant for Provinces</i></p> <p><b>4. Traditional Institutional Management</b> <i>To strengthen the institution of Traditional Leadership in order to fulfil its mandate through sound financial and administrative management of Traditional Councils.</i></p>	522 260	407 647	70 502	-	22 294	21 817	-
	125 677	82 869	40 857	-	1 294	657	-
	194 344	180 231	14 113	-	-	-	-
	67 568	39 739	6 669			21 160	-
	114 966	91 100	2 866	-	21 000	-	-
<p><b>5. The House of Traditional Leaders</b> <i>The Mpumalanga House of Traditional Leaders (MPHTL) Programme performs an oversight function over Government Departments and Agencies pertaining service delivery projects and programmes in Traditional communities.</i></p>	19 705	13 708	5 997	-	-	-	-

Vote	Total	Current Payments			Transfers and Subsidies	Payments for Capital Assets	Payments for Financial Assets
		Compensation of employees	Goods and services	Other			
<b>5 Agriculture, Rural Development, Land and Environmental Affairs</b> <i>Aim: To lead and facilitate an integrated, comprehensive, sustainable social cohesion by partnering with all sectors of society through agriculture, rural development and land administration.</i>	1 180 437	653 681	473 632	—	6 836	46 288	—
<b>1. Administration</b> <i>To provide strategic leadership and governance framework in enabling the Department to execute its mandate within the framework set by the government and to ensure accountability.</i>	196 497	129 725	55 045	—	6 836	4 891	—
<b>2. Sustainable Resource Management</b> <i>To provide agricultural support services to farmers in order to ensure sustainable development and management of agricultural resources.</i> <i>Of which</i> <i>Conditional Grant</i> <i>Land Care Programme Grant: Poverty Relief and Infrastructure Development</i>	81 890	55 678	26 212	—	—	—	—
<b>3. Farmer Support and Development</b> <i>To render district level services in support of agrarian reform and rural development; this includes providing technical and infrastructure support to land reform beneficiaries including subsistence food producers, smallholder farmers and commercial farmers.</i> <i>Of which</i> <i>Conditional Grants</i> <i>Comprehensive Agricultural Support Programme Grant</i> <i>Ilima/Letsema Projects Grant</i>	520 079	170 596	315 185	—	—	34 298	—
<b>4. Veterinary Services</b> <i>To promote animal health, welfare, production and the health and welfare of both humans and animals through veterinary public health programmes. It also provides support to the Masibuyele Esibayeni (MESP) programme in terms of advice and animal health services.</i>	146 008	116 457	26 652	—	—	2 899	—
<b>5. Research and Technology Development Services</b> <i>To provide agricultural research and the development and transfer of appropriate agricultural technologies. The programme conducts adaptive research to improve agricultural productivity. It is responsible for the establishment and strengthening of partnerships in agricultural research. The key services of the programme include research in crop and animal production as well as range and forage research.</i>	62 778	52 883	7 895	—	—	2 000	—
<b>6. Agricultural Economics Services</b> <i>To provide a timely and relevant agricultural economic services to the sector in support of sustainable agricultural and agribusiness development to increase economic growth.</i>	12 244	9 081	3 163	—	—	—	—
<b>7. Structured Agricultural Education and Training</b> <i>Education and Training level (NQF level 1 to 4). Further Education and Training (FET) programmes are conducted throughout the Province for farmers on commodity basis. Furthermore, the programme is responsible for the development of the curriculum and founding documents for the Agricultural Training Institute in the Province.</i>	21 539	14 414	7 125	—	—	—	—
<b>8. Rural Development Co-ordination</b>	23 893	18 384	5 509	—	—	—	—

Vote	Total	Current Payments			Transfers and Subsidies	Payments for Capital Assets	Payments for Financial Assets
		Compensation of employees	Goods and services	Other			
<p><i>To create vibrant and equitable rural communities with food security for all through the sustainable rural economic livelihoods. The programme will mainly focus on the two legs of the Rural Development strategy, which are agrarian transformation, land reform and rural development.</i></p> <p>9. Environmental Affairs</p> <p><i>To promote a well-managed and sustainable environment. The main role of the Environmental Affairs Programme is to facilitate sustainable development through environmental planning and co-ordination, greener governance, environmental awareness and capacity building, integrated pollution and waste management, enforcing compliance to environmental legislation and to promote biodiversity management.</i></p> <p><i>Of which</i></p> <p>Conditional Grant</p> <p>Expanded Public Works Programme Integrated Grant for Provinces</p>	115 509	86 463	26 846	-	-	2 200	-
<p><b>6 Economic Development and Tourism</b></p> <p><i>Aim: To drive economic growth that creates decent employment and promote sustainable development through partnerships.</i></p> <p>1. Administration</p> <p><i>To provide administrative support for the implementation of the departmental mandate.</i></p> <p>2. Integrated Economic Development</p> <p><i>To stimulate economic growth in the Province.</i></p> <p><i>Of which</i></p> <p>Mpumalanga Economic Growth Agency</p> <p>3. Trade and Sector Development</p> <p><i>To support the development of industry within the key economic sectors of the Province and create a conducive environment for trade and investment.</i></p> <p>4. Business Regulation and Governance</p> <p><i>To regulate the Liquor and Gambling Industry and to create an enabling legislative environment for Business to operate as well as the facilitation of fair trade and effective consumer protection.</i></p> <p><i>Of which</i></p> <p>Mpumalanga Economic Regulator</p> <p>5. Economic Planning</p> <p><i>To provide economic policy direction and strategies in addition to conducting research on the provincial economy to inform strategy development.</i></p>	1 198 058	139 662	93 610	-	640 678	324 108	-
	99 406	63 726	31 584	-	476	3 620	-
	558 986	28 869	35 672	-	173 957	320 488	-
		-	-	-	173 957	-	-
	25 045	12 284	9 259	-	3 502	-	-
	115 210	16 513	2 387	-	96 310	-	-
		-	-	-	96 310	-	-
	20 016	14 732	5 284	-	-	-	-
<p>6. Tourism</p> <p><i>To ensure development, promotion and regulation of tourism in the Province that will contribute to a sustainable tourism sector.</i></p> <p><i>Of which</i></p> <p>Mpumalanga Tourism and Parks Agency</p>	379 395	3 538	9 424	-	366 433	-	-
		-	-	-	366 433	-	-
<p><b>7 Education</b></p> <p><i>Aim: Advancing excellence in quality education provision.</i></p> <p>1. Administration</p> <p><i>To provide overall management of the education system in accordance with the National Education Policy Act, 1996, the Public Finance Management Act, 1999 and other relevant policies.</i></p> <p>2. Public Ordinary Schools Education</p>	20 973 433	16 682 979	1 787 363	-	1 407 568	1 095 523	-
	1 515 355	1 144 642	347 041	-	12 672	11 000	-
	16 823 386	14 802 280	1 096 869	-	924 102	135	-

Vote	Total	Current Payments			Transfers and Subsidies	Payments for Capital Assets	Payments for Financial Assets
		Compensation of employees	Goods and services	Other			
<p><i>To provide ordinary education from Grades 1 to 12 in accordance with the South African Schools Act, 1996 and White Paper 6 on inclusive education.</i></p> <p><i>Of which</i></p> <p>Conditional Grants</p> <p>National School Nutrition Programme Grant</p> <p>Maths, Science and Technology Grant</p>		1 400	551 647	–	97 854	135	–
		–	38 206	–	–	–	–
3. Independent Schools Subsidies	22 176	–	–	–	22 176	–	–
<p><i>To support independent schools in accordance with the South African Schools Act, 1996</i></p>							
4. Public Special Schools Education	385 985	282 659	63 240	–	39 638	448	–
<p><i>To provide compulsory public education in Special Schools in accordance with the South African Schools Act, 1996 and White Paper 6 on Inclusive Education, Child Justice Act, 2008 and Children's Act, 2005.</i></p> <p><i>Of which</i></p> <p>Conditional Grant</p> <p>Learners with Profound Intellectual Disability Grant</p>							
		13 461	6 800	–	–	448	–
5. Early Childhood Development	328 596	291 730	20 729	–	16 137	–	–
<p><i>To provide Early Childhood Education (ECD) at the Grade R and earlier levels in accordance with White Paper 5.</i></p> <p><i>Of which</i></p> <p>Conditional Grant</p> <p>Social Sector Expanded Public Works Programme Incentive Grant for Provinces</p>							
		355	816	–	5 188	–	–
6. Infrastructure Development	1 257 793	32 800	141 203	–	–	1 083 790	–
<p><i>To provide and maintain infrastructure facilities for the administration and schools.</i></p> <p><i>Of which</i></p> <p>Conditional Grants</p> <p>Education infrastructure Grant</p> <p>Expanded Public Works Programme Integrated Grant for Provinces</p>							
		32 800	23 318	–	–	782 433	–
		–	–	–	–	3 094	–
7. Examination and Education Related Services	640 142	128 868	118 281	–	392 843	150	–
<p><i>To provide training, support and effective implementation of skills development programmes towards improving human capital capacity for the Province.</i></p> <p><i>Of which</i></p> <p>Conditional Grant</p> <p>HIV and Aids (Life Skills Education) Grant</p> <p>Mpumalanga Regional Training Trust</p>							
		828	12 281	–	7 560	150	–
	–	–	–	–	150 000	–	–
8. Public Works, Roads and Transport	4 987 002	1 096 365	1 810 139	–	832 587	1 247 911	–
<p><i>Aim: To deliver an integrated transport system and infrastructure that promotes socio-economic development.</i></p>							
1. Administration	251 805	174 273	73 853	–	2 248	1 431	–
<p><i>To provide the Department with administrative, strategic, financial and corporate support services in order to ensure that it delivers on its mandate in an integrated, efficient, effective and sustainable manner.</i></p>							
2. Public Works Infrastructure	875 429	321 537	281 067	–	186 252	86 573	–
<p><i>To provide a balanced and equitable provincial government building infrastructure that is accessible, sustainable, integrated and environmentally sensitive.</i></p>							
3. Transport Infrastructure	2 494 627	439 686	935 769	–	9 118	1 110 054	–
<p><i>To promote accessibility and the safe, affordable movement of people, goods and service through the delivery and maintenance of transport infrastructure.</i></p> <p><i>Of which</i></p> <p>Conditional Grant</p> <p>Provincial Roads Maintenance Grant</p>							
		–	804 839	–	–	718 918	–

Vote	Total	Current Payments			Transfers and Subsidies	Payments for Capital Assets	Payments for Financial Assets
		Compensation of employees	Goods and services	Other			
<b>4. Transport Operations</b> <i>To plan, regulate and facilitate the provision of integrated land transport services through co-ordination and co-operation with national planning authorities, Community Based Organizations (CBOs), Non Governmental Organizations (NGOs) and the private sector in order to enhance the mobility of all communities particularly those currently without or with limited access.</i> <i>Of which</i> <i>Conditional Grant</i> <i>Public Transport Operations Grant</i>	1 290 712	114 677	491 778	–	634 969	49 288	–
<b>5. Community Based Programmes</b> <i>To manage the implementation of programmes and strategies that lead to the development and empowerment of communities and contractors.</i> <i>Of which</i> <i>Conditional Grant</i> <i>Expanded Public Works Programme Integrated Grant for Provinces</i>	74 429	46 192	27 672	–	–	565	–
			11 030	–	–	–	–
<b>9 Community Safety, Security and Liaison</b> <i>Aim: A safe, secure, crime and road crash free Mpumalanga Province.</i> <b>1. Administration</b> <i>To provide for the overall management and administrative support of the Department in accordance with applicable prescripts.</i> <b>2. Civilian Oversight</b> <i>To exercise oversight on the South African Police Service on their effectiveness and efficiency to provide safety to communities.</i> <i>Of which</i> <i>Conditional Grant</i> <i>Social Sector Expanded Public Works Programme Incentive Grant for Provinces</i>	1 222 822	547 968	662 580	–	4 006	8 268	–
	134 611	86 709	45 815	–	379	1 708	–
	60 222	44 356	15 133	–	160	573	–
		5 438	–	–	–	–	–
<b>3. Transport Regulation</b> <i>To provide a safe road environment through the regulation of traffic flow on the roads, overload control, implementation of road safety campaigns as well as registration and licensing of the vehicles and drivers.</i> <b>4. Security Management</b> <i>To co-ordinate the provision of security services in the Province.</i>	574 660	409 883	155 606	–	3 417	5 754	–
	453 329	7 020	446 026	–	50	233	–
<b>10 Health</b> <i>Aim: To improve the quality of health and well-being of all people of Mpumalanga Province by providing needs-based, people centred, equitable health care delivery system through an integrated network of health care services provided by a cadre of dedicated and well skilled health workers.</i> <b>1. Administration</b> <i>To provide the overall management of the Department, and provide strategic planning, legislative, communication services and centralised administrative support through the MEC's office and administration.</i> <b>2. District Health Services</b>	13 278 174	7 877 247	3 719 075	–	345 676	1 336 176	–
	265 526	133 645	105 787	–	24 094	2 000	–
	8 048 071	5 089 808	2 700 720	–	235 930	21 613	–



Vote	Total	Current Payments			Transfers and Subsidies	Payments for Capital Assets	Payments for Financial Assets
		Compensation of employees	Goods and services	Other			
<p>To render comprehensive Primary Health Care Services to the community using the District Health System model.</p> <p>Of which</p> <p>Conditional Grants</p> <p>Comprehensive HIV, AIDS and TB Grant</p> <p>Human Papillomavirus Vaccine Grant</p> <p>Social Sector Expanded Public Works Programme Incentive Grant for Provinces</p>		162 557	1 356 457	—	214 000	11 613	—
		—	17 665	—	—	—	—
		1 822	312	—	12 887	—	—
3. Emergency Medical Services	388 002	314 963	59 763	—	—	13 276	—
To provide pre-hospital medical services, inter-hospital transfers, Rescue and Planned Patient Transport to all inhabitants of Mpumalanga Province within the national norms of 15 minutes in urban and 40 minutes in rural areas.							
4. Provincial Hospital Services	1 393 406	1 074 783	316 819	—	1 040	764	—
To render level 1 and 2 health services in regional hospitals and to render TB specialized hospital services.							
5. Central Hospital Services	1 218 481	872 071	306 540	—	885	38 985	—
To render tertiary health care services and to provide a platform for training of health care workers and to conduct research.							
Of which							
Conditional Grants							
National Tertiary Services Grant		45 839	31 665	—	—	38 985	—
6. Health Sciences and Training	388 773	248 659	54 461	—	83 473	2 180	—
To ensure the provision of skills development programmes in support of the attainment of the identified strategic objectives of the Department.							
Of which							
Conditional Grants							
Health Professions Training and Development Grant		105 549	8 700	—	20	10	—
7. Health Care Support Services	182 640	120 897	33 667	—	254	27 822	—
To improve the quality and access of health care provided through:							
The availability of pharmaceuticals and other ancillaries. Rendering of credible forensic health care which contributes meaningfully to the criminal justice system. The availability and use of the appropriate health technologies. Improvement of quality of life by providing needed assistive devices. Co-ordination and Stakeholder management involved in specialised care. Rendering in-house services within the health care value chain.							
8. Health Facilities Management	1 393 275	22 421	141 318	—	—	1 229 536	—
To build, upgrade, renovate, rehabilitate and maintain health facilities.							
Of which							
Conditional Grants							
Health Facility Revitalisation Grant		14 023	70 046	—	—	249 866	—
Expanded Public Works Programme Integrated Grant for Provinces		—	—	—	—	2 322	—
11 Culture, Sport and Recreation	468 461	191 926	172 753	—	12 132	91 650	—
Aim: To promote social cohesion and nation building through culture, sports and information service to people of Mpumalanga Province.							
1. Administration	101 351	57 570	38 580	—	701	4 500	—

Vote		Total	Current Payments			Transfers and Subsidies	Payments for Capital Assets	Payments for Financial Assets
			Compensation of employees	Goods and services	Other			
	<i>To provide for the overall management and administrative support of the department, in accordance with applicable national and provincial policies, the Public Finance Management Act, 1999, the Public Service Act, 1994 and other legislation and policies.</i>							
	2. Cultural Affairs <i>To promote cultural diversity; multi-faith, multi-lingualism, and the transformation of the heritage landscape and in the process ensure that socio-economic development takes place in the Province.</i> <i>Of which</i> Conditional Grants Expanded Public Works Programme Integrated Grant for Provinces Social Sector Expanded Public Works Programme Incentive Grant for Provinces	109 397	45 718	41 411	-	7 190	15 078	-
	3. Library and Archives Services <i>To provide and promote public libraries, archives and records management in the Province.</i> <i>Of which</i> Conditional Grant Community Library Services Grant	186 403	66 489	49 216	-	1 500	69 198	-
	4. Sports and Recreation <i>To develop and enhance the sporting capabilities of the people of Mpumalanga Province.</i> <i>Of which</i> Conditional Grant Mass Participation and Sport Development Grant	71 310	22 149	43 546	-	2 741	2 874	-
			4 708	41 105			650	-
12	<b>Social Development</b> <i>Aim: To provide equitable, integrated and quality Social Development services in partnership with all stakeholders to eradicate poverty and protect vulnerable groups in all communities of Mpumalanga Province.</i>	1 551 584	703 957	186 599	-	556 472	104 556	-
	1. Administration <i>To provide the strategic management and support services at provincial and district levels of the department.</i> <i>Of which</i> Conditional Grant Expanded Public Works Programme Integrated Grant for Provinces	310 527	173 244	107 011	-	1 627	28 645	-
	2. Social Welfare Services <i>To provide integrated developmental social welfare services to the poor and vulnerable in partnership with stakeholders and civil society organisations.</i> <i>Of which</i> Conditional Grant Social Worker Employment Grant	257 695	92 483	32 045	-	132 228	939	-
	3. Children and Families <i>To provide comprehensive child and family care and support services to communities in partnership with stakeholders and civil society organisations.</i> <i>Of which</i> Conditional Grants Early Childhood Development Grant Social Worker Employment Grant	598 829	239 918	13 577		332 374	12 960	-
	4. Restorative Services	176 121	96 581	19 404	-	42 693	17 443	-

Vote	Total	Current Payments			Transfers and Subsidies	Payments for Capital Assets	Payments for Financial Assets
		Compensation of employees	Goods and services	Other			
<p>To provide integrated developmental social crime and anti-substance abuse services to the most vulnerable in partnership with stakeholders and civil society organisations.</p> <p>Of which</p> <p>Conditional Grant</p> <p>Social Worker Employment Grant</p> <p>3 626      -      -</p> <p>208 412      101 731      14 562      -</p> <p>47 550      44 569      -</p> <p>5. Development and Research</p> <p>To provide sustainable development programmes which facilitate empowerment of communities, based on empirical research and demographic information.</p> <p>Of which</p> <p>Conditional Grant</p> <p>Social Sector Expanded Public Works Programme Incentive Grant for Provinces</p> <p>-      -      30      -</p> <p>25 018      -      -</p>							
<p><b>13 Human Settlements</b></p> <p><b>Aim: Provision of Integrated Sustainable Human Settlements and improve quality livelihoods.</b></p> <p><b>1. Administration</b></p> <p>To provide strategic administrative and management support to the department.</p> <p>149 590      106 110      40 895      -</p> <p>85      2 500      -</p> <p><b>2. Housing Needs, Research and Planning</b></p> <p>To facilitate and undertake housing delivery planning.</p> <p>221 306      54 057      2 249      -</p> <p>165 000      -      -</p>	1 774 080	226 239	47 440	-	1 497 901	2 500	-
<p><b>3. Housing Development</b></p> <p>To provide individual subsidies and housing opportunities to beneficiaries in accordance with the housing policy.</p> <p>Of which</p> <p>Conditional Grant</p> <p>Human Settlements Development Grant</p> <p>Expanded Public Works Programme Incentive Integrated Grant for Provinces</p> <p>1 333 832      49 809      2 941      -</p> <p>1 281 082      -      -</p> <p>1 278 427      -      -</p> <p>2 610      -      -</p> <p><b>4. Housing Asset Management</b></p> <p>To facilitate effective and efficient management of housing assets.</p> <p>Of which</p> <p>Conditional Grant</p> <p>Title Deed Restoration Grant</p> <p>69 352      16 263      1 355      -</p> <p>51 734      -      -</p> <p>51 734      -      -</p>	1 333 832	49 809	2 941	-	1 281 082	-	-
<b>Total 2018/19 allocation to departmental baseline</b>	<b>48 107 442</b>	<b>29 072 966</b>	<b>9 352 691</b>	<b>-</b>	<b>5 390 617</b>	<b>4 291 168</b>	<b>-</b>
<b>Total 2018/19 Provincial Fiscal Framework</b>	<b>48 107 442</b>						

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICE 56 OF 2018****EMALAHLENI LOCAL MUNICIPALITY****PROCLAMATION OF THE TOWNSHIP, THUSHANANG ZONE 3**

In terms of Section 35 (3) of the Black Communities Development Act, 1984 (Act 4 of 1984), Emalahleni Local Municipality hereby declares Thushanang Zone 3 as indicated on General Plan No. S.G No. L467/1986 to be an approved township to be established on Portion 9 of the Farm Kwa-Guqa 313-JS, Mpumalanga Province, subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

VOORWAARDES WAARONDER DIE DORPSGEBIED INGEVOLGE DIE BEPALINGS VAN ARTIKEL 35(3) VAN DIE WET OP DIE ONTWIKKELING VAN SWART GEMEENSAPPE, 1984 (WET 4 VAN 1984) OP GEDEELTE 9 VAN DIE PLAAS KWA-GUQA 313-JS PROVINSIE TRANSVAAL GEAG GESTIG TE WEES

**1. STIGTINGSVOORWAARDES****1) NAAM**

Die naam on die dorp sal wees TUSHANANG SONE 3.

**2) UITLEG**

Die dorp sal bestaan uit erwe en strata, soos aangedui op Algemene Plan: L467/1986

**3) GRONDGEBRUIKSVOORWAARDES****a. VOORWAARDES OPGELê DEUR DIE PLAASLIKE OWERHEID****(i) ALLE ERWE**

(aa) Die gebruik van die erf is soos omskryf en onderworpe aan sodanige voorwaardes as wat vervat is in die Grondgebruiksvoorwaardes in Aanhangsel F: van die Dorpstigting- en Grondgebruiksregulasies, 1986, uitgavaardig kragtens artikel 66(1) van die Wet op die Ontwikkeling van Swart Gemeenskappe, [Wet Nommer 1 van 1984]: Met dien verstande dat, op die datum van inwerkingtreding van 'n dorpsbeplanningskema wat op die erf van toepassing is, die regte en verpligtinge in sodanige skema vervat, die in die voormelde Grondgebruiksvoorwaardes vervang.

(bb) Die gebruiksone van die erf kan op aansoek deur die betrokke plaaslike owerheid verander word, op sodanige bedinge as wat hy mag bepaal onderworpe aan sodanige voorwaardes as wat hy mag oplê.

**(ii) ERWE 570 TOT 620, 622 TOT 634 EN 636 TOT 648**

Die gebruiksone van die erf is "*Residensieel*,"

**(iii) ERF 621**

Die gebruiksone van die erf is "*Gemeenskapsfasiliteit*".

**(iv) ERF 635**

Die gebruiksone van die erf is "*Openbare Oop Ruimte*".

## 2. TITELVOORWAARDES

### (1) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe sal onderworpe gestel word aan bestaande voorwaardes en serwitute in die Akte van Transport T61265/1988 ten opsigte van gedeelte 135 van die plaas Witbank 307-JS:

31. *The former portion 135 of the farm Witbank 307-JS indicated by the figures J K L M q r s t u v w O P Q R x u 1 A 1 B 1 C 1 D 1 E 1 F 1 G 1 H 1 J 1 K 1 L 1 M 1 N 1 O 1 P 1 p n m l k j h g f e J, excluding the figures a 1 b 1 c 1 d 1 e 1 and j 1 k 1 l 1 g 1 h 1 e 1 forms a portion is specially subject to the following conditions namely:*

a) *The Witbank Colliery Limited (hereinafter referred to as "the Company") reserves to itself the following rights in respect of the property held hereunder, namely:*

- (i) The right to all precious and base metals, precious stones and oil in and under the property held hereunder, and all necessary facilities for exercising such rights.*
- (ii) All rights pertaining to the Holder of Mineral Rights under the Precious and Base Metal Act 1908, and any statutory amendment thereof.*
- (iii) Any rights which may be or become vested in the freehold "owner" to share in any proceeds which may accrue to the State from the disposal of rights to mine under the said property for precious metals and precious stones.*

*Should the company or its successors in title, in exercising the right referred to in Subsections (i) and (ii) of this clause, disturb the Town Council of Witbank in its quiet possession of the property held hereunder, the Company or its successors in title shall compensate the Council for any loss or damage which it may sustain hereby; such compensation to be fixed by mutual agreement, or failing such agreements by arbitration as provided in the Arbitration Ordinance 1904 of the Transvaal, or any amendment thereof or any law taking its place at the time of such arbitration.*

*The foregoing Rights to Minerals are held under Certificate of Mineral Rights No. 281/1950RM registered on 19<sup>th</sup> May 1950, issued in respect of Portion 61 of the Farm Witbank 307-JS, measuring 251,1158hectares.*

b) *The Council acknowledge that it is fully acquainted with the fact that the property held hereunder and the land in the vicinity thereof has been considerably undermined in the cause of coal mining operations, and the Council indemnifies the Company, against all or any claims for damage or loss which the Council or any person may at any time suffer in consequences of the aforesaid undermining in any way affecting the said property or any building erected thereon, and should the Company be called upon at any time by any competent authority of official to perform any work or to do any act required to be performed or done or under the said property or in the vicinity for the support of the surface of the said property or any portion of such surface, or for*

*the protection of any buildings or erections thereon or for safe-guiding the lives of any person from time to time occupying, living or being on the said surface or for any other purposes or reason whatsoever, then and in such event the Council shall forthwith pay and refund the Company in full the reasonable cost and expense incurred by the Company in performing such and doing such act.*

3.5 *Onderhewing aan 'n voorbehoud van alle tegte op minerale uitgesonderd die rg tot alle edele en enedele metale, edelsgeteentes en olie welke voorbehoud gemaak is ten opsigte van die voormalige Gedeelte 135 ('n Gedeelte van Gedeelte 61) van die plaas WITBANK 307, JS, aangedui deur die figuur J K L M qrstuvw OPQRxul A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 O1 P1 p n m lkj h gfe J uitgesluit fihure a1 b1 c1 d1 a1 en e1 j1 k1 l1 g1 h1 e1 op aangehegte kaart LG nr.A7127/1986, soos meerten volle sal blyk uit Sertilikoot van Minerale Regte Nr. K2861/88NM ten gunste van die Stadstaat van Kwa-Guqa.*

## **(2) VOORWAARDES OPGELD DEUR DIE PLAASLIKE OWERHEID**

Alle erwe, met uitsondering van die erwe vir operbare of munisipale doeindies, is onderworpe aan die volgende voorwaardes:

- a) Die erf is onderworpe aan 'n serwituul 3m wyk langs die straatgrons, ten gunste van die plaaslike owerheid vir riool en ander munisipale dielolndes en, in die geval van 'n pypstoelerf, 'n addisionale serwituut van 1 meter wyd, vir munisipale doetetndes, oor die toegangsdeel van die erf, indien en vaanneer deur die plaaslike owerheid benodig: Met dien vertande dat dieplaaslike owerheid hierdie vergiste serwltute mag verslaap of vrystelling daarvan verleen.
- b) Geen gebou of ander struktuur mag opgering word binne die bogenoomde servituutgebied nie en geon grootwortelbome mag in die gebied van sodanige serwituut of binne 1 meter daarvan geplant word nie.
- c) Die plaaslike owerheld is daarop geregtig om tydelik op die grond aangrensend aan die voorgenoemde serwituutgebied, sodanige material te stort as vrat uitgegrawe mag word in die loop van die konstruksie, onderhoud of verwydering van sodanige hoofrioolleldings of ander work as vat hy na sy oordeel nodig ag en os voorts geregtig op redelike toegang tot genoemde grond vir bogenoemde doel, onderworpe daaraan dat enige skade anngurig tydens die proses van konstruksie, instandhouding of verwydering van sodanige hoofrioollteidings en ander werk, goed te maak deur die plaaslike owerheid.

TOWNSHIP NAME: THUSHANANG ZONE 3 SITUATED ON: PORTION 9 OF THE FATM KWA-GUQA 313-JS GENERAL PLAN: L467/1986 DIAGRAM: A9173/1986			
Erf No.	Sq.m	Zoning	Remarks
570	230	Residential	
571	230	Residential	
572	230	Residential	
573	230	Residential	
574	230	Residential	
575	230	Residential	
576	230	Residential	
577	269	Residential	
578	271	Residential	
579	230	Residential	
580	230	Residential	
581	230	Residential	
582	230	Residential	
583	230	Residential	
584	230	Residential	
585	230	Residential	
586	230	Residential	
587	230	Residential	
588	230	Residential	
589	230	Residential	
590	249	Residential	
591	290	Residential	
592	234	Residential	
593	234	Residential	
594	234	Residential	
595	234	Residential	
596	234	Residential	
597	234	Residential	
598	224	Residential	
599	240	Residential	
600	240	Residential	
601	240	Residential	
602	235	Residential	
603	253	Residential	
604	244	Residential	
605	606	Residential	
606	423	Residential	
607	361	Residential	
608	279	Residential	
609	249	Residential	
610	292	Residential	
611	240	Residential	

TOWNSHIP NAME: THUSHANANG ZONE 3			
SITUATED ON: PORTION 9 OF THE FATM KWA-GUQA 313-JS			
GENERAL PLAN: L467/1986			
DIAGRAM: A9173/1986			
612	240	Residential	
613	240	Residential	
614	240	Residential	
615	268	Residential	
616	240	Residential	
617	240	Residential	
618	240	Residential	
619	240	Residential	
620	306	Residential	
621	2827	Community Facility	
622	249	Residential	
623	251	Residential	
624	220	Residential	
625	220	Residential	
626	220	Residential	
627	220	Residential	
628	220	Residential	
629	220	Residential	
630	220	Residential	
631	220	Residential	
632	220	Residential	
633	220	Residential	
634	220	Residential	
635	775	Public Open Space	
636	220	Residential	
637	221	Residential	
638	222	Residential	
639	223	Residential	
640	224	Residential	
641	225	Residential	
642	226	Residential	
643	227	Residential	
644	228	Residential	
645	229	Residential	
646	230	Residential	
647	231	Residential	
648	232	Residential	



**LOCAL AUTHORITY NOTICE 57 OF 2018****EMALAHLENI LOCAL MUNICIPALITY****PROCLAMATION OF THE TOWNSHIP, KWA-GUQA EXTENSION 11**

In terms of Regulation 23(1) of the Township Establishment and Land Use Regulations, 1986, made under Section 66(1) of the Black Communities Development Act, 1984 (Act 4 of 1984), the Administrator hereby declares Kwa-Guqa Extension 11 as indicated on General Plan No. S.G No. 10605/1997 to be an approved township to be established on Portion 134 of the Farm Nooitgedacht No. 300-JS, Mpumalanga Province, subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

VOORWAARDES WAARONDER DIE AANSOEK OM DORPSTIGTING INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE DORPSTIGTING EN GRONDGEBRUIKSREGULASIES, 1986 UITGEVAARDIG IS KRAGTENS ARTIKEL 66(1) VAN DIE WET OP ONTWIKKELING VAN SWART GEMEENSKAPPE, 1984 (WET NR.4 VAN 1984) OP DIE RESTANT VAN GEDEELTE 3 EN DELE VAN GEDEELTES 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 113, 114, 115, 116, 117 EN 124 VAN DIE PLAAS NOOITGEDAGHT 300-JS, EN DIE PROVINSIE TRANSVAAL DEUR DIE STADSRAAD VAN KWA-GUQA (HIERNA DIE DORPSTIGTER GENOEM) EN SYNDE DIE GEREГИSTREERDE EIENAAR VAN DIE GROND, GOEDGEKEUR.

**1. VOORWAARDES WAARAAN VOLDOEN MOET WORD VOOR DIE REGISTRASIE VAN DIE DORP****(1) OPHEFFING VAN BESTAANDE TITELBEPERKINGS**

Die dorpstigter moet op eie koste die volgende beperkings laat ophef waar hul in die volgende aktes voorkom:

149181/1987, T39522/1987, T58834/1987, T58622/1987, T58377/1987,  
T40608/1987, T39812/1987, T41653/1987, 17742/1988, T56049/1987,  
T52933/1987, T39813/1987, T44901/1987, T588/1992, 139523/1987,  
T41619/1987, T50610/1987, T18512/1988, T39136/1987, 753788/1987 en  
T35631/1988

ONDERHEWIG aan die volgende voorwaardes opgele kragtens die bepalings van Wet no. 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 landboudoeleindes gebruik word. Op die grond, of op enige behoorlik goedgekeurde onderverdeling daarvan, mag daar nie meer geboue wees as een woonhuis tesame met die buitegeboue wat gewoonweg vir gebruik in verband daarmee nodig is, en sulke geboue en bouwerke wat vir landboudoeleindes nodig mag wees nie.

- (ii) Mag geen winkel of besigheid of nywerheid van watter aard ookal op die grond geopen of gedryf word nie.
- (iii) Mag geen gebou of bouwerk van watter aard ookal binne 'n afstand van 94,46 meter van die middellyn van enige publieke pad opgerig word nie.

Asook

SUBJECT to a servitude of right of way as indicated on various Diagrams annexed to Certificate of Registered Title No. 33172/1970, dated the 16<sup>th</sup> day of October 1970, in favour of the General Public as will more fully appear from Notarial Deed of Servitude No, 892/1970S registered on the 16<sup>th</sup> day of October 1970 / ONDERHEWIG aan 'n Reg van Weg ten gunste van die Algemene Publiek aangetoon op verskeie kaarti, geheg aan Sertifikaat van Geregistreerde Titel T33172/1970 gedateer 16 Oktober 1970 en soos meer volledig sal blyk uit Notariele Akte van Serwituut no. 892/70S.

## (2) ALGEMEEN

Die dorpsdigter moet voldoen aan die bepalings van regulasie 21 van die. Dorpsdigting- en Grondgebruiksregulasies, 1986.

## 2 STIGTINGSVOORWAARDES

### (1) NAAM

Die naam van die dorp sal wees ***Kwa-Guqa Uitbreiding 11.***

### (2) UITLEG

Die dorp sal bestaan uit erwe en strate soos aangedui op **S.G. 10605/1997.**

### (3) BEPERKING OP DIE VERVREEMDING VAN ERWE

Die dorpsregister mag nie Erwe 6682, 6890 en 7612 binne 'n tydperk van ses (6) maande na die verklaring van die dorp tot goedgekeurde dorp aan enige persoon of liggaam anders as die Staat te koop aanbied of vervreem nie, tensy die Departement van Onderwys en Opleiding skriftelik aangedui het dat die Departement nie die erwe wil aanskaf nie.

## 3. VOORWAARDEWS WAARAAN VOLDOEN MOET WORD VOOR DIE ERWE IN DIE DORP REGISTREERBAAR WORD

### (1) INSTALLASIE EN VOORSIENING VAN DIENSE

Die dorpsdigter moet geskikte, bekostigbare en opgradeerbare interne en eksterne ingenieursdienste in of vir die dorp installer en voorsien.

#### 4. TITELVOORWAARDES

##### (1) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe sal onderworpe gestel word aan bestaande voorwaardes en serwitute, indien daar is, met inbegrip van die reservering van mineraleregte en saaklike regte, maar uitgesonderd —

##### 4.1 Ten opsigte van gedeelte 124 van die Plaas Nooitgedacht 300 JS

##### (a) waar die volgende serwitute nie die dorp raak nie:

1. *The property is subject to a perpetual servitude nr. K825/26 of sole and exclusive use for purpose of constructing, maintaining, repairing and using a railway and for purpose necessary or incidental thereto, in favour of the CORONATION COLLIERS LIMITED, as will more fully appear from figure a b D e mid spruit a on the annexed diagram SG No. A628/88*
2. *The property is subject to a servitude K934/73 S granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear with reference to the lines gl hm jn and kp on the annexed diagram S G no\_ A628/88.*
- 3 *The former portion 92 (a portion of portion 3) of farm NOOITGEDACHT 300, Registration Division JS Transvaal, measuring 359,7434 hectares, is subject to a servitude K616/73 S granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions, as will more fully appear from the said Notarial Deed.*

*AND subject further to all such conditions as are mentioned or referred to in the said Deed.*

##### b waar die volgende serwitute slegs erf 7638 in die dorp raak

- i. die kraglynserwituut ten gunste van Eskom geregistreer kragtens Notariele Akte van Serwituut No. K934/19735 en soos aangetoon op Serwituutdiagram L.G. A628/1988
- ii. die kraglynserwituut ten gunste van Eskom geregistreer kragtens Notariele Akte van Serwituut No. K93411973S en soos aangetoon op Serwituutdiagram L.G. A .../19..

##### 4.2 Ten opsigte van getleelte 117 van die plaas Nooitgedacht 300 JS

Alle erwe sal onderworpe gestel word aan bestaande voorwaardes en serwitute, indien daar is, met inbegrip van die reservering van minerale regte en saaklike regte, maar die volgende voorwaardes word opgeskort:

- "A ONDERHEWIG aan die volgende voorwaardes opgele kragtens die bepalings van Wet no. 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 slege vir woon- landboudoeleindes gebruik word. Op die grond, of op enige behoorlik goedgekeurde onderverdeling daarvan, mag daar nie meer geboue wees as een woonhuis tesame met die buitegeboue was gewoonweg vir die gebruik in verband daarmee nodig is, en sulke geboue en bouwerke wat vir landboudoeleindes nodig mag wees, nie."
- ii. Mag geen winkel of besigheid of nywerheid van watter aard ookal op die grond geopen of gedryf word nie."
- iii. Mag geen gebou of bouwerk van watter aard ookal binne 'n afstand van 94,46 meter van die middellyn van enige publieke pad opgerig word nie."

B Onderhewig aan 'n Reg van Weg ten gunste van die Algemene Publiek aangetoon deur die figuur f B g f op die Kaart L.G. no. A. 2700165 geheg aan Sertifikaat van geregistreerde Titel nr. T.33172/70 gedateer 16 Oktober 1970 en soos meer ten volle sal blyk uit Notariele Akte van Serwituut no. 829/80 S gedateer 16 Oktober 1970.

C. ONDERWORPE aan 'n voorbehoud ten gunste van die gesegde WATERVALE FARMS (PROPRIETRY) LIMITED, diese Regsverkrygenes en opvolgers in titel (hierna vernoem die maatskappy) van alle en enige regte tot en op enige en alle minerale, minerale olies en stowwe, edel of onedel gesteentes, steenkool, edel of onedele metale en vuurklei, tesame met die reg om sodanige te eksploiteer of te laat eksploiteer, myn, delf, dit te verwyder, verhandel en te verkoop, of dit alles te doen vir die voordeel, wins en krediet van die maatskappy, ,daartoe die reg van ingang tot en uitgang van die gesegde eiendom, mits die maatskappy of sy gemagtigdes in die uitvoering van gemelde regte, sover dit moontlik en prakties is, geen skade doen of laat doen aan die transportnemer se verbeteringe, waterbronne gesaaides, en derglike in en op gesegde eiendom nie. Indien sodanige skade onvermydelik is, sal die transportnemer vir sodanige skade verged word. Indien op sodanige vergoeding nie ooreengekom kan word nie, sal die aard en bedrag daarvan deur middel van arbitrasie finaal beslis en afgehandel word. Nieteenstaande voorafgaande, mag en kan die transportnemer of sy gemagtiges, erfgename, eksekuteurs, administrateurs of regsverkrygendes enige en alle verbeteringe maak en/of oprig of afsulks laat doen in, op ender en oor die gesegde eiendom en/of sodanige verbeteringe met andere vervang, welke regte voorbehoud is onder Sertifikaat van Minerale Regte nr. 165/71 R M gedateer 22 Maart 1971.

D. Kragtens Notariele Akte nr. K131/74 gedateer 23 Januarie 1974 is die reg aan Evkom verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en

- C. onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde akte."

4.3 Ten opsigte van gedeelte 108 van die plaas Nooitgedacht 300 - JS

Alle erwe sal onderworpe gestel word aan bestaande voorwaardes en servitude, indien daar is, met inbegrip van die reservering van minerale regte en saaklike regte, maar die volgende voorwaardes word opgeskort:

- "A. SUBJECT to a servitude of Right of Way as indicated by figure A e f D A on Diagram S.G. no. A 2691/65, annexed to Certificate of Registered Title no. 33172/70, dated 16 October 1970, in favour of the General public as will more fully appear from Notarial Deed of Servitude no. 892/70 S, registered on the 16<sup>th</sup> October 1970.

- B ONDERHEWIG aan die volgende voorwaardes opgele kragtens Wet 21 van 1940, naamlik:

Behalwe met die skriftelike toestemming van die Administrateur as Beherende Gesag soos omskryf in Wet nr. 21 van 1940:

- I. Mag die grond slegs vir woon-en landboudoeleindes gebruik word. Op die grond, of op enige behoorlik goedgekeurde onderverdeling daarvan, mag daar nie meer geboue wees as een woonhuis tesame met die buitegeboue wat gewoonweg vir die gebruik in verband daarmee nodig is, en sulke geboue en bouwerke wat vir landboudoeleindes nodig mag wees nie.
- II. Mag geen winkel of besigheid of nywerheid van watter aard ookal op die grond geopen of gedryf word nie.

Kragtens Sertifikaat van Minerale Regte K.2104/74 R.M. uitgereik ingevolge artikel 71 van Wet 47 van 1937, is alle minerale in, op en onder die eiendom hiermee getransporteer, voorbehou ten gunste van WATERVALE FARMS (PROPRIETY) LIMITED.

EN VERDER onderhewig aan al sodanige voorwaardes soos in genoemde aktes vermeld staan of verwys word.

4.4 Ten opsigte van gedeelte 109 van die plaas Nooitgedacht 300 - JS

Alle erwe sal onderworpe gestel word aan bestaande voorwaardes en serwitute, indien daar is, met inbegrip van die reservering van minerale regte en saaklike regte, maar die volgende voorwaardes word opgeskort:

"A.

Subject to a servitude of Right of Way as indicated by the figure B e f g h j C D A B on Diagram S.G. nr. A. 2692/65 annexed to Certificate of Registered Title T. 33172/70, dated 16 October 1970, in favour of the General Public as will more fully appear from Notarial Deed of Servitude no. 892/70 S registered on 16 October 1970.

B

ONDERHEWIG aan die volgende voorwaardes opgele kragtens Wet nr. 21 van 1940, naamlik:

Behalwe met skriftelike toestemming van die Administrateur as Beherende Gesag soos omskryf in Wet 21 van 1940:

(i) Mag die grond slegs vir woon-en landboudoeleindes gebruik word. Op die grond, of op enige behoorlike goedgekeurde onderverdeling daarvan, mag daar nie meer geboue wees as een woonhuis tesame met die buitegeboue was gewoonweg vir die gebruik in verband daarmee nodig is, en sulke geboue en bouwerke wat vir landboudoeleindes nodig mag wees nie.

(ii) Mag geen winkel of besigheid of nywerheid van watter aard ookal op die grond geopen of gedryf word nie.

C

Onderhewig aan die voorbehoud van all regte op minerale in, op en onder die eiendom hiermee getranspoteer kragtens Sertifikaat van Minerale Regte nr. K.2105/74 R.M. geregistreer op 9 September 1974 ten gunste van WATERVALE FARMS (PROPRIETRY) LIMITED.

EN VERDER onderhewig aan al sodanige voorwaardes soos in genoemde aktes vermeld staan of na verwys word."

(b) die volgende serwitute wat slegs erf 7638 in die dorp raak

- i. die kraglynserwituut ten gunste van Eskom geregistreer kragtens Notariele Akte van Serwituut No. K934/1973S en soos aangetoon op Serwituutdiagram L.G. A628/1988.

die kraglynserwituut ten gunste van Eskom geregistreer kragtens Notariele Akte van Serwituut No. K934/1973S en soos aangetoon op Serwituutdiagram L.G.A...../19...

**(2) VOORWARDES OPGELÊ DEUR DIE ADMINISTRATEUR KRAGTENS DIE BEPALINGS VAN DIE DORPSTIGTING-EN GRONDGEBRUIKSREGULASIES, '1986**

Alle erwe, met die uitsondering van die erwe vir openbare of munisipale doeleindes is onderworpe aan die volgende voorwaardes:

- (a) Die erf is onderworpe aan 'n serwituut 3 meter wyd langs die straatgrens ten gunste van die plaaslike owerheid, vir riool-en ander munisipale doeleindes en in die geval van 'n pypsteelerf, 'n addisionele serwituut van 1 meter wyd, vir munisipale doeleindes, oor die toegangsdeel van die erf, indien en wanneer deur die plaaslike owerheid hierdie vereiste serwitute mag verslap of vrystelling daarvan verleen.
- (b) Geen gebou of ander struktuur mag opgerig word binne die bogenoemde serwituut of binne 1 meter daarvan geplant word nie.
- (c) Die plaaslike owerheid is daarop geregtig om tydelik op die grond aangrensend aan die voorgenoemde serwituutgebied, sodanige materiaal te stort as wat uitgegrawe mag word in die loop van konstruksie, onderhoud of verwydering van sodanige hoofrioolleidings of ander werk as wat hy na sy oordeel nodig ag en is voorts geregtig op redelike toegang tot genoemde grond vir bogenoemde doel, onderworpe daaraan dat enige skade aangerig tydens die proses van konstruksie, instandhouding of verwydering van sodanige hoofrioolleidings en ander werk, goed te maak deur die plaaslike owerheid.

**(3) ERF ONDERWORPE AAN SPESIALE VOORWAARDE**

Benewens die betrokke voorwaardes hierbo uiteengesit, is Erf 6874 aan die volgende voorwaarde onderworpe:

Die erf is onderworpe aan 'n serwituut 2m wyd vir munisipale doeleindes ten gunste van die plaaslike owerheid, soos op die algemene plan aangedui. (By indiening van 'n sertifikaat deur die plaaslike owerheid aan die Registrateur van Aktes waarin vermeld word dat sodanige serwituut nie meer benodig word nie, verval die voorwaardes.

**5 ALL ERVEN**

**5.1**

- (a) The use of the erf is defined and subject to conditions as are contained in the Land Use Conditions in the annexure attached hereto: Provided that on the date on which a town-planning scheme or other land use control mechanism relating to the erf comes into force, the rights and obligations contained in the aforesaid Land Use Conditions.

- (b) The use zone of the erf can on application to the local municipality concerned and in accordance with such procedures and requirements as it may impose, be altered on such terms as it may determine and subject to such conditions as he may impose, provided that any applicant who feels aggrieved by any decision of the local municipality as contemplated in this condition may appeal to the Provincial Government within twenty-eight (28) days of the decision in accordance with the procedures determined by such government: Provided further that, if the local municipality refuses to give a decision on any application or delays unreasonably in giving a decision, the applicant may appeal to the Provincial Government in accordance with the procedures determined by such government as if he were appealing against a decision of the local municipality.
- (c) The erf lies in an area where the soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the local municipality must show measures taken, in accordance with recommendations contained in the geo-technical report for the township to the limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the local municipality that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

#### **5.2 ERF 7173**

The use zone of this erf is "Industrial".

#### **5.3 ERF 7174**

The use zone of this erf is "Business".

#### **5.4 ERVEN 6683 TO 6695, 6697 TO 6889, 6893 TO 6954, 6956 TO 7148, 7150 TO 7162, 7164 TO 7172, 7175 TO 7479, 7482 TO 7611, 7614 TO 7635, 7641 TO 7896**

The use zone of these erven is "Residential".

#### **5.5 ERVEN 6682, 6890 TO 6892, 6955, 7149, 7163, 7480, 7481, 7612, 7613, 7636, 7637, 7639, 7640**

The use zone of these erven is "Community Facility".

#### **5.6 ERVEN 6696, 7638**

The use zone of this erf is "Municipal".

#### **5.7 ERVEN 7897 to 7902**

The use zone of this erf is "Public Open Space".



## **5.8 ERVEN SUBJECT TO SPECIAL CONDITIONS**

Other than the conditions as set out above, Erven 6682, 6843 to 6859, 6874 to 6879, 6890, 7451, 7458 to 7468, 7481, 7494, 7523, 7537, 7548, 7612, 7638, 7771 to 7788, 7900 and 7901 are subject to the following further condition:

*Ingress and Egress to and from the above erven may not be allowed on the property boundary bordering onto a broad street.*

### **ANNEXURE**

#### **LAND USE CONDITIONS**

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**PART 1****LAND USE CONDITIONS****GENERAL****1 DEFINITIONS**

In these conditions, unless the context otherwise indicates, terms mean the following

**"building"** includes a construction or structure of any nature;

**"business purposes"** means a use of a building and/or land for offices, showrooms, restaurants or any other business or commercial purposes other than for a place of instruction, a shop, a public garage, an industry, a noxious industry, a builder's yard or a scrap yard;

**"coverage"** means the area of a property covered by buildings measured over the external walls as seen

**"dwelling unit"** means an interconnected suite of rooms, designed for human habitation that may contain a kitchen or scullery;

**"floor area"** means the sum of the areas covered by the building at the floor level of each storey;

**"industry"** means an activity on any premises amounting to the use of such premises as a factory as contemplated in the definition of that word in the General Administrative Regulations made in terms of section 35 of the Machinery

and Occupational Safety Act, 1983 (Act 6 of 1983), under Government Notice R2206 of 5 October 1984;

- "institution"** means a building designed or primarily used as a charitable institution, hospital, nursing home, sanatorium, clinic or any other institution, whether public or private;
- "local municipality"** means the authority referred to in paragraph 3;
- "noxious industry"** includes any industry or trade that by virtue of noise or effluents is dangerous or harmful to the health and welfare of the general public, such as but not limited to smelting ores and minerals, works for the production of sulphur dyes, or the sintering of sulphur-bearing materials;
- "Occupant"** in relation to any building, structure or land, includes any person occupying such building, structure or land or legally entitled to occupy it, or anybody having the charge or management thereof, and includes the agent of such a
- "Owner"** in relation to a building or land, means -
- ( a ) the registered owner;
  - ( b ) the registered holder of a right of leasehold;
  - ( c ) a person who administers the estate of any person mentioned in (a) or (b) above, whether as executor, administrator or guardian or in any other capacity;
  - ( d ) a person who receives payment from any occupant, or a person who would receive payment should such building or land be let, whether for his own account or as agent for any person who is entitled thereto Or who has an interest therein; and

( e ) the duly authorised agent of a person contemplated in (a) to (d) above;

<b>"Place of instruction"</b>	means land used or a building designed or primarily used as a school, technical college, lecture hall, institute or other educational centre, and includes a Crèche, a convent or monastery, a public library, an art gallery, a museum and a gymnasium;
<b>"Place of public worship"</b>	means a building designed for use or primarily used as a Church, chapel, oratory, house of worship, synagogue, Mosque or other place of public devotion, and includes a building designed for use and used as a place of religious instruction and an institution on the same property as and associated with any of the foregoing buildings that is intended to be used for social intercourse and recreation, but does' not include a funeral chapel, which shall be deemed to be a "special purpose";
<b>"Property"</b>	means any portion of land or a leasehold site that is registered as a separate unit in a deeds registry, and includes unsurveyed premises indicated on an area 1 photograph or a sketch plan for registration purposes;
<b>"Public garage"</b>	means a building designed for or land used primarily for the maintenance, repair or fuelling of vehicles and purposes ancillary thereto;
<b>"Residential building"</b>	means a building designed or used primarily for human habitation and the uses permitted in terms of paragraph 8, which may include one or more dwelling units;
<b>"Shop"</b>	means land used or a building designed or used primarily for the purposes of carrying on retail trade and the necessary accompanying storage and packaging, and includes any accompanying use on the same site that is incidental and subordinate to the conduct, of the retail trade;
<b>"Social hall"</b>	means a building designed for use or used primarily for social assemblies, gatherings, meetings or recreational purposes;

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<b>"Special purposes"</b>	means purposes for which land or buildings may be used that are not specified in these conditions;
<b>"Storey"</b>	means the space in a building between one floor level and the following floor level or between one floor level and the ceiling or roof above;
<b>"Use zone"</b>	means a zone that is subject to the restrictions imposed on the erection and use of buildings or the use of land contained in Table A.

#### **APPLICATION OF DOCUMENT**

- 2.1 These conditions shall apply to any property with a condition of township establishment or title that refers to it.
- 2.2 The provisions of these conditions shall not render unlawful any existing building that has been lawfully erected in accordance with approved building plans: Provided that alterations, other than minor alterations, or a change of use of such building shall be effected in accordance with these conditions.

### **3. LOCAL MUNICIPALITY**

The local municipality, or, if there is no such municipality, the person or body responsible for the control of that relevant land shall be the authority responsible for enforcing and administering the provisions of these conditions.

## **PART 2**

### **SIDE AND REAR SPACE**

#### **4. SIDE AND REAR SPACE**

- 4.1 No building other than boundary walls, fences or temporary buildings that are required in connection with building operations being conducted on the property shall be erected without a space, free of any building or structure, between it and one of the side boundaries and also between the building and the rear boundary of the property.
- 4.2 The space at the side of the building shall be a minimum of one metre wide.
- 4.3 The space at the rear of the building shall be a minimum of one metre wide.

## 5. RELAXATION OF SIDE AND REAR SPACE

5.1 On receipt of a written application, the Municipality may permit the erection of a building within the side or rear space.

5.2 Any permission granted in terms of paragraph 5.1 shall be valid for the life of the building concerned.

### PART 3

## BUILDING RESTRICTION AND USE OF LAND

## 6. ERECTION AND USE OF BUILDING OR USE OF LAND

The purposes for which buildings & land in each of the use zones specified in column 1 of Table A may:

- 6.1 be erected and/or used;
- 6.2 be erected and/or used only with the consent of the Municipality; or
- 6.3 not be erected and/or used, are shown in the second, third and fourth columns of Table A respectively.

**TABLE**

USE ZONE	PERMITTED USES	USES PERMITTED ONLY WITH THE CONSENT OF THE	PROHIBITED USES
(1)	(2)	(3)	(4)
Residential	Residential buildings	Places of public worship, places of instruction, social halls, sport and recreational purposes, institutions, medical suites, special purposes.	Uses not under column (2) or (3).
Business	Shops, business purposes, residential buildings, places of public worship, places of instruction, social halls, sports and recreational purposes, institutions	Uses not under column (2) or (4)	Noxious industries.
Industrial	Industry, business purposes, shops, public garages, scrapyards, parking areas	Noxious industries, special purposes.	Uses not under column (2) or (3).
Community facility	Places of public worship, places of instruction, social halls, sports and recreational purposes, Institutions.	Residential buildings, special purposes.	Uses not under column (2) or (3).

Municipal	Municipal purposes	Residential buildings, special purposes.	Uses not under column (2) or (3).
Undetermined	Nothing	Uses not under Column (4)	Noxious industries.
Public open space	Parks, sports and recreational facilities and buildings used in connection therewith	Residential buildings, special purposes	Uses not under column (2) or (3).

## 7. CONDITIONS APPLICABLE TO ALL PROPERTIES

7.1 Except with the written consent of the Municipality, and subject to such conditions, as it may impose neither the owner nor any other person shall -

7.1.1 have the right, except to prepare the erf for building purposes, to excavate any material there from; and

7.1.2 have the right to sink any wells or boreholes thereon or abstract subterranean water there from.

7.2 Where it is impracticable for stormwater to be drained from higher-lying properties direct to a public street, the owners of the lower-lying properties shall be obliged to accept and permit the passage over their properties of such stormwater: Provided that the owner of any **higher-lying property the stormwater** from which is discharged over any lower-lying property shall be liable to pay a proportionate share of the cost of any pipeline or drain that the owner of such a lower-lying property may find necessary to lay or construct for the purpose of conducting the water so discharged over the property.

7.3 The siting of buildings, including outbuildings, on any property and of entrances to and exits from a public street system shall be to the satisfaction of the Municipality.

7.4 The owner shall be responsible for the maintenance of the entire development on the property.

## 8. ADDITIONAL USES PERMITTED IN RESPECT OF RESIDENTIAL PROPERTIES

8.1 The number of dwelling units and the size of a residential building that may be erected on a property shall be limited only *by* the height and coverage provisions of these conditions and *by* any applicable health and building regulations.

- 8.2 The occupants of a residential building may practise, inter alia, their social and religious activities and their occupations, professions, or trades, including retail trade, on the property on which such residential building is erected: Provided, that:

8.2.1 the *dominant* use of the property shall remain residential;

8.2.2 the occupation, trade or profession or other activity shall not be noxious; and

8.2.3 the occupation, trade or professions shall not interfere with the amenity of the neighbourhood.

## **9. SPECIAL CONDITIONS APPLYING TO PUBLIC GARAGES**

- 9.1 Nothing shall be stored and no repairs of any nature to vehicles or equipment shall be undertaken in a public garage, except in an area that is screened to the satisfaction of the Municipality for such purposes.

- 9.2 The Municipality may relax the restriction contained in paragraph 9.1 in a case where the property is adjacent to or surrounded by industrial uses.

## **10. CONSENT USE OR APPROVAL BY THE MUNICIPALITY**

- 10.1 Any application to the Municipality for the approval of a consent use in respect of the relevant property that is listed in column 3 of Table A, shall be made by the owner of the land or building to which the application relates: Provided that the provisions of this paragraph 10 and of paragraphs 11 and 12 shall not apply to any application to or approval or consent by the Municipality for any purposes in terms of these conditions other than those contemplated in column 3 of Table A.

- 10.2 The power of the Municipality to grant its consent or its approval in terms of paragraph 10.1 shall include the power to refuse consent or approval and, if consent or approval has been granted, the power to impose any conditions that it may deem fit.

- 10.3 If the owner of the relevant property is in breach of a condition upon which any consent or approval was granted by a Municipality as contemplated in paragraph 10.2, the Municipality may serve a notice upon such owner or the occupant of the property concerned calling on him to remedy such breach, and if the relevant breach is not remedied as required in such notice such consent or approval may be terminated by the Municipality concerned.



TABLE B

USE	SITE AREA	MINIMUM PARKING REQUIREMENTS
<b>Residential buildings</b>	Less than 2 000 m <sup>2</sup>	Nil.
	2 000 m <sup>2</sup> and over	1 Space per dwelling unit.
<b>Shops</b>	Less than 2000 m <sup>2</sup>	Nil.
	2 000 to 2 999 m <sup>2</sup>	3 spaces per 100 m <sup>2</sup> of shopping floor area.
	3 000 m <sup>2</sup> and over	4 spaces per 100 m <sup>2</sup> of shopping floor
<b>Offices</b>	Less than 2 000 m <sup>2</sup>	Nil.
	2 000 m <sup>2</sup> and over	2 spaces per 100 m <sup>2</sup> of office floor area.
<b>Industry and business purpose</b>	Less than 2 000 m <sup>2</sup>	Nil.
	2 000 m <sup>2</sup> and over	1 space per 100 m <sup>2</sup> of floor area.

## 15. RESTRICTIONS OF HEIGHT OF BUILDINGS

- 15.1 Buildings erected on properties in residential use zones shall not exceed two (2) storeys without the consent of the Municipality.
- 15.2 Buildings erected on properties in use zones other than residential use zones shall not exceed three (3) storeys without the consent of the Municipality.
- 15.3 The number of storeys contemplated in this paragraph shall include the storey at ground level but shall not include basement storeys that area below ground level.

## 16. RESTRICTIONS ON COVERAGE OF BUILDINGS

Buildings shall not exceed the coverage specified in Table C: Provided that on written application the Municipality may grant consent for a maximum of 10 % additional coverage.

**LOCAL AUTHORITY NOTICE 58 OF 2018****EMALAHLENI LOCAL MUNICIPALITY****PROCLAMATION OF THE TOWNSHIP, THUSHANANG EXTENSION 4**

In terms of the Provisions of Section 11 of the Less Formal Township Establishment Act, 1991, (Act No. 113 of 1991), Emalahleni Local Municipality hereby declares Thushanang Extension 4 as indicated on General Plan No. S.G No. 9716/2000 to be an approved township to be established on Portions 6 and 7, Portion 154 (a Portion of Portion 61) and Portion 140 of the Farm Witbank 307-JS, Mpumalanga Province, subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF SECTION 11 OF THE LESS FORMAL TOWNSHIP ESTABLISHMENT ACT, 1991 (ACT NO. 113 OF 1991) ON PORTION 6 AND 7, PORTION 154 (A PORTION OF PORTION 61) AND PORTION 140 OF THE FARM WITBANK 307 JS, PROVINCE OF MPUMALANGA, BY THE TRANSITIONAL LOCAL COUNCIL OF MBANK (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT AND BEING THE REGISTRERED OWNER OF THE LAND)

**1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE APPROVAL OF THE GENERAL PLAN****(1) CONSOLIDATION OF FARM PORTIONS**

The township applicant shall at his own expense cause the component farm portions comprising the township to be consolidated, where necessary.

**(2) GENERAL**

The township applicant shall comply with the provisions of Section 16 of the Less Formal Township Establishment Act, 1991 (Act 113 of 1991).

**2. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE REGISTRATION OF THE TOWNSHIP**

- (1) The township applicant shall make the necessary arrangements to ensure that the consent has been obtained of the Mineral rights holder;
- (2) The township applicant shall comply with the provisions of Section 1 of the Less Formal Township Establishment Act, 1991 (Act No. 113 of 1991).

**3. CONDITIONS OF ESTABLISHMENT****( 1 ) N A M E**

The name of the township shall be TUSHANANG EXTENSION 4

**( 2 ) LAYOUT / DESIGN**

The township shall consist of erven and streets as indicated S.G. 9716/2000

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

The township applicant shall at Its own expense, erect a fence or other physical barrier around the undermined area to the satisfaction of the Minister Of Mineral

and Energy Affairs, as and when required to do so and the township applicant shall maintain such fence or physical barrier in good order and repair.

(4) LAND USE CONDITIONS

(a) CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE LESS FORMAL TOWNSHIP ESTABLISHMENT ACT, 1991 (ACT NO. 113 OF 1991)

The erven mentioned hereunder shall be subject to the conditions as indicated.

(i) ALL ERVEN

(aa) The use of the erf as defined and subject to such conditions as are contained in the Land Use Conditions in the appendix attached hereto, provided that on the date on which a town-planning scheme relating to the erf comes into force, the rights and obligations contained in such scheme shall supersede those contained in such scheme, shall supersede those contained in the aforesaid Land Use Conditions.

(bb) The use zone of the erf can on application and after consultation with the relevant local authority, be altered by the Premier on terms as he may determine and subject to such conditions as he may impose.

(ii) ALL ERVEN WITH THE EXCEPTION OF ERVEN 792, 797, 857 TO 860, 891 AND 892

The erven lie in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the local authority must show measures to be taken, in accordance with recommendations contained in the geotechnical report for the township, to limit possible damage to the buildings and structures as a result of detrimental foundation conditions, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

(iii) ERVEN 798 TO 817, 819 TO 894 AND 896 TO 899

The use zone of the erf shall be "Residential"

(iv) ERVEN 792, 794, 797

The use zone of the erf shall be "Business"

(v) ERVEN 818 AND 895

The use zone of the erf shall be "Community Facility"

(vi) ERVEN 793, 795 AND 796

The use zone of the erf shall be "Undetermined"

(vii) ERF 900

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

(viii) 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:

(aa) ERVEN 792, 793 AND 900

As this erf forms part of land which is or may be undermined and liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the owner thereof accepts all liability for damage thereto and if any structure thereon which may result from such subsidence, settlement, shock or cracking.

(bb) ERF 900

The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan

(cc) ERVEN 891 TO 898

Ingress and egress from the erf shall not be permitted along the boundary thereof abutting on Hector Road.

(b) CONDITIONS IMPOSED BY THE MINISTER OF MINERAL AND ENERGY AFFAIRS BY VIRTUE OF REGULATION 5.3.5 OF THE MINERAL ACT 1981 (ACT NO. 50 OF 1991)

All erven shall be subject to the following conditions:

No building or structure shall be erected without the written permission of the Chief Inspector of Mines.

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

**INSTALLATION AND PROVISION OF SERVICES**

The township applicant shall install and provide appropriate, affordable and upgradable services in or for the township to the satisfaction of the Premier.

## 5. CONDITIONS OF TITLE

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

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

- (a) the following servitudes which do not affect the township area because of the location thereof:

"A. *PORTION 61 of the farm WITBANK 307, Registration Division J.S. Transvaal (whereof the property hereby transferred forms a portion) is:*

1. *SUBJECT to a servitude of Right of Way for the conveyance of electricity in favour of ESKOM as will more fully appear from Notarial Deed No. 223/1929 S, registered on 23 April 1929."*

"C. *PORTION 61 of the farm WITBANK 307, Registration Division J.S. Transvaal (whereof the property hereby transferred forms a portion) is subject to the Right granted to the ESKOM to convey electricity over the said property together with ancillary rights and subject to Conditions as will more fully appear on the reference to Notarial Deed No. 1305/1967S, registered on 13 October 1967."*

"D. *THE former Remaining Extent of the farm WITBANK 307, Registration Division J.S., Transvaal, measuring 212,6404 hectares (whereof the property hereby transferred forms a portion) is subject to a Servitude to convey water by means of pipes already laid or to be laid, indicated by the figure ABC on Diagram S.G. No. A5404/83 annexed to Notarial Deed of Servitude No. K 2659/1983 S, together with ancillary right and subject to condition in favour of HIGHVELD STEEL AND VANADIUM CORPORATION LIMITED as will more fully appear from reference to the said Notarial Deed No. K 2659/1983. S."*

- (b) the following right which shall not be passed on to the erven in the township"

"C. *SUBJECT to the following further conditions:*

- (i) *The property held hereunder shall be used solely for Municipal and Location purposes, except with the consent of the Company.*  
(ii) *No building or any structure whatsoever shall be erected within a distance of 94,46 meters from the centre line of the National Road, marked on the said Plan*

- (b) the following servitude which affect Erf 793 in the township only:

2. *SUBJECT to a Right to convey electricity and certain ancillary rights in favour of ESKOM as will more fully appear from Notarial Deed No. 534/1935 S, registered on 9 August 1935.*

### (2) CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE LESS FORMAL TOWNSHIP ESTABLISHMENT ACT 1991 (ACT NUMBER 113 OF 1991)

ALL ERVEN WITH THE EXCEPTION OF ERF 900 SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

The erf is subject to:

- (a) a servitude 3 meters wide along the rear (mid block) boundary; and in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 1 meter wide across the access portion of the erf, if and when required by the requirements of the servitude.
  - (b) no building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1 metre thereof.
  - (c) the local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (3) CONDITIONS IMPOSED BY THE MINISTER OF MINERAL AND ENERGY AFFAIRS

Since the land forms part of land that is undermined or land to be undermined, the land is subject to sinking / subsidence, shocks and cracks due to mining activity in the past, present and or future and thus the owner of the land does not accept any responsibility for any damage to land or buildings thereon due to sinking / subsidence, shocks and cracks.

## **ANNEXURE**

### **LAND USE CONDITIONS**

#### **CONTENTS**

#### **PART 1 – GENERAL**

Definitions  
Application of document  
Municipality

#### **PART 2 - SIDE AND REAR SPACE**

Side and rear space  
Relaxation of side and rear space

#### **PART 3 – BUILDING RESTRICTIONS AND USE OF LAND**

Erection and use of buildings or use of land  
Conditions applicable to all properties  
Additional uses permitted in respect of residential properties  
Special conditions applying to public garages  
Consent use or approval by the Municipality  
Applications for consent use and objections  
Lapsing of approval or consent  
Subdivision and consolidation of properties  
Provision of parking  
Restrictions on height of buildings and Restrictions on coverage of buildings

#### **PART 4 - GENERAL AMENITY AND CONVENIENCE**

General amenity and convenience

#### **PART 5 - MISCELLANEOUS**

Serving of notices  
Offences  
Title

**PART 1****LAND USE CONDITIONS****GENERAL****1. DEFINITIONS**

In these conditions, unless the context otherwise indicates, terms mean the following:

<b>"building"</b>	Includes a construction or structure of any nature;
<b>"business purposes"</b>	means a use of a building and/or land for offices, showrooms, restaurants or any other business or commercial purposes other than for a place of instruction, a shop, a public garage, an industry, a noxious industry, a builder's yard or a scrap yard;
<b>"coverage"</b>	means the area of a property covered by buildings measured over the external walls as seen vertically from above and expressed as a percentage of the area of the property;
<b>"dwelling unit"</b>	means an interconnected suite of rooms, designed for human habitation that may contain a kitchen or scullery;
<b>"floor area"</b>	means the sum of the areas covered by the building at the floor level of each storey;
<b>"industry"</b>	means an activity on any premises amounting to the use of such premises as a factory as contemplated in the definition of that word in the General Administrative Regulations made in terms of section 35 of the Machinery and Occupational Safety Act, 1983 (Act 6 of 1983), under Government Notice R2206 of 5 October 1984;
<b>"institution"</b>	means a building designed or primarily used as a charitable institution, hospital, nursing home, sanatorium, clinic or any other institution, whether public or private;
<b>"local municipality"</b>	means the authority referred to in paragraph 3;
<b>"noxious industry"</b>	includes any industry or trade that by virtue of noise or effluents is dangerous or harmful to the health and welfare of the general public, such as but not limited to smelting ores and minerals, works for the production of sulphur dyes or the smelting of sulphur-bearing materials;



<b>"Occupant"</b>	in relation to any building, structure or land, includes any person occupying such building, structure or land or legally entitled to occupy it, or anybody having the charge or management thereof, and includes the agent of such a person who is absent from the area of whose whereabouts are unknown;
<b>"Owner"</b>	<p>In relation to a building or land, means -</p> <ul style="list-style-type: none"><li>(a) the registered owner;</li><li>(b) the registered holder of a right of leasehold;</li><li>(c) a person who administers the estate of any person mentioned in (a) or (b) above, whether as executor, administrator or guardian or in any other capacity;</li><li>(d) a person who receives payment from any occupant; or a person who would receive payment should such building or land be let, whether for his own account or as agent for any person who is entitled thereto Or who has an interest therein; and</li><li>(e) the duly authorised agent of a person contemplated in (a) to (d) above;</li></ul>
<b>"Place of instruction"</b>	means land used or a building designed or primarily used as a school, technical college, lecture hall, institute or other educational centre, and includes a Crèche, a convent or monastery, a public library, an art gallery, a museum and a gymnasium;
<b>"Place of public worship"</b>	means a building designed for use or primarily used as a Church, chapel, oratory, house of worship, synagogue, Mosque or other place of public devotion, and includes a building designed for use and used as a place of religious instruction and an institution on the same property as and associated with any of the a foregoing buildings that is intended to be used for social intercourse and recreation, but does not include a funeral chapel, which shall be deemed to be a "special purpose";
<b>"property"</b>	means any portion of land or a leasehold site that is registered as a separate unit in a deeds registry, and includes unsurveyed premises indicated on an area 1 photograph or a sketch plan for registration purposes;
<b>"Public garage"</b>	means a building designed for or land used primarily for the maintenance, repair or fuelling of vehicles and purposes ancillary thereto;

<b>"residential building"</b>	means a building designed or used primarily for human habitation and the uses permitted in terms of paragraph 8, which may include one or more dwelling units;
<b>"shop"</b>	means land used or a building designed or used primarily for the purposes of carrying on retail trade and the necessary accompanying storage and packaging, and includes any accompanying use on the same site that is incidental and subordinate to the conduct of the retail trade;
<b>"social hall"</b>	means a building designed for use or used primarily for social assemblies, gatherings, meetings or recreational purposes;
<b>"special purposes"</b>	means purposes for which land or buildings may be used that are not specified in these conditions;
<b>"storey"</b>	means the space in a building between one floor level and the following floor level or between one floor level and the ceiling or roof above;
<b>"use zone"</b>	means a zone that is subject to the restrictions imposed on the erection and use of buildings or the use of land contained in Table A.

## **2. APPLICATION OF DOCUMENT**

- 2.1 These conditions shall apply to any property with a condition of township establishment or title that refers to it.
- 2.2 The provisions of these conditions shall not render unlawful any existing building that has been lawfully erected in accordance with approved building plans: Provided that alterations, other than minor alterations, or a change of use of such building shall be effected in accordance with these conditions.

## **3. LOCAL MUNICIPALITY**

The local municipality, or, if there is no such municipality, the person or body responsible for the control of that relevant land shall be the authority responsible for enforcing and administering the provisions of these conditions.

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**PART 2****SIDE AND REAR SPACE****4. SIDE AND REAR SPACE**

- 4.1 No building other than boundary walls, fences or temporary buildings that are required in connection with building operations being conducted on the property shall be erected without a space, free of any building or structure, between it and one of the side boundaries and also between the building and the rear boundary of the property.
- 4.2 The space at the side of the building shall be a minimum of one metre wide.
- 4.3 The space at the rear of the building shall be a minimum of one metre wide.

**5. RELAXATION OF SIDE AND REAR SPACE**

- 5.1 On receipt of a written application, the Municipality may permit the erection of a building within the side or rear space.
- 5.2 Any permission granted in terms of paragraph 5.1 shall be valid for the life of the building concerned.

**PART 3****BUILDING RESTRICTION AND USE OF LAND****6. ERECTION AND USE OF BUILDING OR USE OF LAND**

The purposes for which buildings & land in each of the use zones specified in column 1 of Table A may

- 6.1 be erected and/or used;
- 6.2 be erected and/or used only with the consent of the Municipality; or
- 6.3 not be erected and/or used, are shown in the second, third and fourth columns of Table A respectively.

**TABLE**

USE ZONE	PERMITTED USES	USES PERMITTED ONLY WITH THE CONSENT OF THE MUNICIPALITY	PROHIBITED USES
(1)	(2)	(3)	(4)
Residential	Residential buildings	Places of public worship, places of instruction, social halls, sport and recreational purposes, institutions, medical suites, special purposes.	Uses not under column (2) or (3).
Business	Shops, business purposes, residential buildings, places of public worship, places of instruction, social halls, sports and recreational purposes, institutions	Uses not under column (2) or (4)	Noxious Industries.
Industrial	Industry, business purposes, shops, public garages, scrapyards, parking areas	Noxious Industries, special purposes.	Uses not under column (2) or (3).
Community facility	Places of public worship, places of instruction, social halls, sports and recreational purposes, institutions.	Residential buildings, special purposes.	Uses not under column (2) or (3).
Municipal	Municipal purposes	Residential buildings, special purposes	Uses not under column (2) or (3).
Undetermined	Nothing	Uses not under Column (4)	Noxious Industries.
Public open space	Parks, sports and recreational facilities and buildings used in connection therewith	Residential buildings, special purposes	Uses not under column (2) or (3).

## 7. CONDITIONS APPLICABLE TO ALL PROPERTIES

7.1 Except with the written consent of the Municipality, and subject to such conditions, as it may impose neither the owner nor any other person shall -

7.1.1 have the right, except to prepare the erf for building purposes, to excavate any material there from; and

7.1.2 have the right to sink any wells or boreholes thereon or abstract subterranean water there from.

7.2 Where it is impracticable for stormwater to be drained from higher-lying properties direct to a public street, the owners of the lower-lying properties shall be obliged to accept and permit the passage over their properties of such stormwater: Provided that the owner of any **higher-lying property the stormwater** from which is discharged over any lower-lying property shall be liable to pay a proportionate share of the cost of any pipeline or drain that the owner of such a lower-lying property may find necessary to lay or construct for the purpose of conducting the water so discharged over the property.

7.3 The siting of buildings, including outbuildings, on any property and of entrances to and exits from a public street system shall be to the satisfaction of the Municipality.

7.4 The owner shall be responsible for the maintenance of the entire development on the property.

## 8. ADDITIONAL USES PERMITTED IN RESPECT OF RESIDENTIAL PROPERTIES

8.1 The number of dwelling units and the size of a residential building that may be erected on a property shall be limited only *by* the height and coverage provisions of these conditions and *by* any applicable health and building regulations.

8.2 The occupants of a residential building may practise, inter alia, their social and religious activities and their occupations, professions, or trades, including retail trade, on the property on which such residential building is erected: Provided, that -

8.2.1 the *dominant use* of the property shall remain residential;

8.2.2 the occupation, trade or profession or other activity shall not be noxious; and

8.2.3 the occupation, trade or professions shall not interfere with the amenity of the neighbourhood.

**9. SPECIAL CONDITIONS APPLYING TO PUBLIC GARAGES**

- 9.1 Nothing shall be stored and no repairs of any nature to vehicles or equipment shall be undertaken in a public garage, except in an area that is screened to the satisfaction of the Municipality for such purposes.
- 9.2 The Municipality may relax the restriction contained in paragraph 9.1 in a case where the property is adjacent to or surrounded by industrial uses.

**10. CONSENT USE OR APPROVAL BY THE MUNICIPALITY**

- 10.1 Any application to the Municipality for the approval of a consent use in respect of the relevant property that is listed in column 3 of Table A, shall be made by the owner of the land or building to which the application relates: Provided that the provisions of this paragraph 10 and of paragraphs 11 and 12 shall not apply to any application to or approval or consent by the Municipality for any purposes in terms of these conditions other than those contemplated in column 3 of Table A.
- 10.2 The power of the Municipality to grant its consent or its approval in terms of paragraph 10.1 shall include the power to refuse consent or approval and, if consent or approval has been granted, the power to impose any conditions that it may deem fit.
- 10.3 If the owner of the relevant property is in breach of a condition upon which any consent or approval was granted by a Municipality as contemplated in paragraph 10.2, the Municipality may serve a notice upon such owner or the occupant of the property concerned calling on him to remedy such breach, and if the relevant breach is not remedied as required in such notice such consent or approval may be terminated by the Municipality concerned.
- 10.4 The notice referred to in paragraph 10.3 shall require that the breach be remedied within a specified period.
- 10.5 Any applicant who feels aggrieved by any decision of the municipality as contemplated in this paragraph may appeal to the Provincial Government in accordance with the procedures determined by such government within twenty-eight days of the decision: Provided that, if the municipality refuses to give a decision on any application or delays unreasonably in giving a decision; the applicant may appeal to the Provincial Government in accordance with the procedures determined by such government as if he were appealing against a decision of the municipality.

## **11. APPLICATIONS FOR CONSENT USE AND OBJECTIONS**

- 11.1 Any owner intending to apply to the Municipality for its consent as contemplated in paragraph 10.1 shall, prior to the submission of such application -
- 11.1.1 affix display and maintain a notice of such application on the land or building to which it applies for a period of fourteen days;  
and
- 11.1.2 give fourteen days written notice to the owners of adjacent properties and of the properties directly across the street from the property that forms the subject of the application.
- 11.2 A notice referred to in paragraph 11.1 shall state that any person having any objection to the application may lodge such objection in writing with the Municipality and with the applicant within fourteen days after the date of the last day on which the notice was displayed.
- 11.3 Proof of the display of the notice contemplated in paragraph 11.1.1 and a list of the owners contemplated in paragraph 11.1.2 and their address shall accompany the application to the Municipality.
- 11.4 The Municipality shall consider any objections received within the fourteen-day notice periods contemplated in paragraph 11.1 and shall, within 60 days after the expiry of such notice periods, notify the applicant and the objectors, if any, of its decision by delivering a copy of such decision to the persons concerned.
- 11.5 A decision by the Municipality contemplated in paragraph 11.4 shall not take effect until the letters of notification to the applicant and objectors have been received by such persons as contemplated in paragraph 11.4 or, if an appeal is lodged in terms of paragraph 10.5, until a decision has been reached in respect of such appeal.

## **12. LAPSING OF APPROVAL OR CONSENT**

If the rights obtained by virtue of the grant by the Municipality of an approval or consent in terms of paragraph 10 are not exercised within twenty-four months of the grant of such approval or consent, or if the rights have been exercised but the use permitted there under is interrupted for a continuous period of eighteen months, the relevant approval or consent shall lapse, unless, any condition upon which such approval or consent was granted specifically provides otherwise or the owner proves to the satisfaction of the Municipality that he intends to resume the exercise of his rights.

**13. SUBDIVISIONS AND CONSOLIDATION OF PROPERTIES**

No property shall be subdivided or consolidated except with the written approval of the local authority and subject to such conditions as the local authority may impose.

**14. PROVISION OF PARKING**

14.1 Sufficient parking space shall be provided in respect of the uses listed in Table B: Provided that such parking space shall be laid out to the satisfaction of the Municipality.

14.2 The Municipality may, on application by the owner of the relevant property, grant permission for a relaxation of the parking requirements set out in Table B.

**TABLE B**

<b>USE</b>	<b>SITE AREA</b>	<b>MINIMUM PARKING REQUIREMENTS</b>
<b>Residential buildings</b>	Less than 2 000 m <sup>2</sup>	Nil.
	2 000 m <sup>2</sup> and over	1 Space per dwelling unit.
<b>Shops</b> area.	Less than 2000 m <sup>2</sup>	Nil.
	2 000 to 2 999 m <sup>2</sup>	3 spaces per 100 m <sup>2</sup> of shopping floor
	3 000 m <sup>2</sup> and over	4 spaces per 100 m <sup>2</sup> of shopping floor area.
<b>Offices</b>	Less than 2 000 m <sup>2</sup>	Nil.
	2 000 m <sup>2</sup> and over	2 spaces per 100 m <sup>2</sup> of office floor area.
<b>Industry and business purpose</b>	Less than 2 000 m <sup>2</sup>	Nil.
	2 000 m <sup>2</sup> and over	1 space per 100 m <sup>2</sup> of floor area.



**16. RESTRICTIONS OF HEIGHT OF BUILDINGS**

- 15.1 Buildings erected on properties in residential use zones shall not exceed two (2) storeys without the consent of the Municipality.
- 15.2 Buildings erected on properties in use zones other than residential use zones shall not exceed three (3) storeys without the consent of the Municipality.
- 15.3 The number of storeys contemplated in this paragraph shall include the storey at ground level but shall not include basement storeys that area below ground level.

**16. RESTRICTIONS ON COVERAGE OF BUILDINGS**

Buildings shall not exceed the coverage specified in Table C: Provided that on written application the Municipality may grant consent for a maximum of 10 % additional coverage.

**TABLE C**

USE ZONE	USE ZONE PERMISSIBLE COVERAGE
Residential	60%
Business	70%
Industrial	70%
Community facility	70%
Municipal	To the satisfaction of the Municipality
Public open space	To the satisfaction of the Municipality
Undetermined	To the satisfaction of the Municipality

**PART 4****GENERAL AMENITY AND CONVENIENCE****17. GENERAL AMENITY AND CONVENIENCE**

17.1 Notwithstanding anything to the contrary contained in these conditions, no person shall use or develop a property in such a way as will detract from, the amenity or convenience of the area within which it is located.

17.2 The provisions of this paragraph shall be enforceable by the Municipality or any other party against any lessee or registered owner of the relevant property as contemplated in paragraph 17.1.

**PART 5****MISCELLANEOUS****18. SERVING OF NOTICES**

Any notice required or authorised to be served in terms of these conditions may be served -

18.1 by delivering the notice to any person or to his duly authorised agent personally; or

18.2 by registered post.

**19. OFFENCES**

Any person who contravenes or fails to comply with any provision of these conditions shall be guilty of an offence.

**20. TITLE**

These conditions may be referred to for all purposes as the Land Use Conditions.

**LOCAL AUTHORITY NOTICE 59 OF 2018****EMALAHLENI LOCAL MUNICIPALITY****PROCLAMATION OF THE TOWNSHIP, THUSHANANG ZONE 2**

In terms of Section 35 (3) of the Black Communities Development Act, 1984 (Act 4 of 1984), Emalahleni Local Municipality hereby declares Thushanang Zone 2 as indicated on General Plan No. S.G No. L22/1985 to be an approved township to be established on Portion 8 of the Farm Kwa-Guqa 313-JS, Mpumalanga Province, subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

VOORWAARDES WAARONDER DIE DORPSGEBIED INGEVOLGE DIE BEPALINGS VAN ARTIKEL 35(3) VAN DIE WET OP DIE ONTWIKKELING VAN SWART GEMEENSKAPPE, 1984 (WET 4 VAN 1984) OP GEDEELTE 8 VAN DIE PLAAS KWA-GUQA 313-JS PROVINSIE TRANSVAAL GEAG GESTIG TE WEES

**1. STIGTINGSVOORWAARDES****1) NAAM**

Die naam on die dorp sal wees TUSHANANG SONE 2.

**2) UITLEG**

Die dorp sal bestaan uit erwe en strata, soos aangedui op Algemene Plan: L22/1985

**3) GRONDGEBRUIKSVOORWAARDES****a. VOORWAARDES OPGELê DEUR DIE PLAASLIKE OWERHEID****(i) ALLE ERWE**

(aa) Die gebruik van die erf is soos omskryf en onderworpe aan sodanige voorwaardes as wat vervat is in die Grondgebruiksvoorwaardes in Aanhangsel F: van die Dorpstigting- en Grondgebruiksregulasies, 1986, uitgavaardig kragtens artikel 66(1) van die Wet op die Ontwikkeling van Swart Gemeenskappe, [Wet Nommer 1 van 1984]: Met dien verstande dat, op die datum van inwerkingtreding van 'n dorpsbeplanningskema wat op die erf van toepassing is, die regte en verpligtinge in sodanige skema vervat, die in die voormelde Grondgebruiksvoorwaardes vervang.

(bb) Die gebruiksone van die erf kan op aansoek deur die betrokke plaaslike owerheid verander word, op sodanige bedinge as wat hy mag bepaal onderworpe aan sodanige voorwaardes as wat hy mag oplê.

(ii) ERWE 268 TOT 275, 277 TOT 341, 343 TOT 361, 363 TOT 370, 372 TOT 385, 390 TOT 429, 436 TOT 450, 460 TOT 473, 482 TOT 505, 507 TOT 511, 513 TOT 540 EN 542 TOT 552.

Die gebruiksone van die erf is "*Residensieel*,"

(iii) ERWE 276,342, 362, 371, 435, 512 EN 5167

Die gebruiksone van die erf is "*Gemeenskapsfasiliteit*".

## 2. TITELVOORWAARDES

## (1) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe in die dorpsgebied sal slegs onderworpe gestel word aan die volgende bestaande voorwaardes en serwitute ten opsigte van gedeelte 135 van die plaas Witbank 307-JS in die Akte van Transport T.61265/1988

31. *The former portion 135 of the farm WITBANK 307 JS indicated by the figures J K L M q r s t u v w O P Q R x u 1 A 1 B 1 C 1 D 1 E 1 F 1 G 1 H 1 J 1 K 1 L 1 M 1 N 1 O 1 P 1 p n m l k j h g f e J, excluding the figures a 1 b 1 c 1 d 1 a 1 and e 1 j 1 k 1 l 1 g 1 h 1 e 1 forms a portion is specially subject to the following conditions namely:*

(a) *The WITBANK COLLIERY LIMITED (hereinafter referred to as "the Company") reserves to itself the following rights in respect of the property held hereunder, namely:*

- (i) *The right to all precious and base metals, precious stones and oil in and under the property held hereunder, and all necessary facilities for exercising such rights.*
- (ii) *All rights pertaining to the Holder of Mineral Rights under the Precious and Base Metals Act 1908, and any statutory amendment thereof.*
- (iii) *Any rights which may be or become vested in the freehold "owner" to share in any proceeds which may accrue to the State from the disposal of rights to mine under the said property for precious metals and precious stones.*

*Should the Company or its successors in title, in exercising the right referred to in Sub-Sections (i) and (ii) of this clause, disturb the TOWN COUNCIL OF WITBANK in its quiet possession of the property held hereunder, the Company or its successors in title shall compensate the Council for any loss or damage which it may sustain hereby; such compensation to be fixed by mutual agreement, or failing such agreement by arbitration as provided for in the Arbitration Ordinance 1904 of the Transvaal, or any amendment thereof or any Law taking its place at the time of such arbitration.*

*THE foregoing Rights to Minerals are held under Certificate of Mineral Rights no. 281/1950RM registered on 19th May 1950, issued in respect of Portion 61 of the farm WITBANK 307, JS, measuring 251, 1158 hectares.*

- (b) *The Council acknowledges that it is fully acquainted with the fact that the property held hereunder and the land in the vicinity thereof has been considerably undermined in the cause of coal mining operations, and the Council indemnifies the Company, against all or any claims for damage or loss which the Council or any person may at any time suffer in consequence of the aforesaid undermining in any way affecting the said property or any buildings erected thereon, and should the Company be called upon at any time by any competent authority of official to perform any work or to do any act required to be performed or done on or under the said property or in the vicinity thereof for the support of the surface of the said property or any portion of such surface, or the protection of any buildings or erections thereon or for safeguarding the lives of any person from time to time occupying, living or being on the said surface or for any other purposes or reason whatsoever, then and in such event the Council shall forthwith pay and refund to the Company in full the reasonable cost and expense incurred by the Company in performing such work and doing such act.*
35. *Onderhewig aan 'n voorbehoud van alle regte op minerale uitgesonderd die reg tot alle edele en onedele metale, edelgesteentes en olie welke voorbehoud gemaak is ten opsigte van die voormalige Gedeelte 135 (’n Gedeelte van Gedeelte 61) van die plaas WITBANK 307, JS, aangedui deur die figuur J K L M q r s t u v w O P Q R x u t A 1 B 1 C 1 D 1 E 1 F 1 G 1 H 1 J 1 K 1 L 1 M 1 N 1 O 1 P 1 p n m l k j h g f e J uitgesluit figure a 1 b 1 c 1 d 1 a 1 en e 1 j 1 k 1 l 1 g 1 h 1 e 1 op aangehegte kaart LG Nr. A7127/1986, soos meer ten volle sal blyk uit Sertifikaat van Minerale Regte Nr. K2861/88RM ten gunste van die Stadsraad van Kwa-Guqa.*

(2) VOORWAARDES OPGELE DEUR DIE PLAASLIKE OWERHEID

Alle erwe, met uitsondering van die erwe vir openbare of munisipale doeleindes, is onderworpe aan die volgende voorwaardes:

- (a) Die erf is onderworpe aan 'n serwituut 3m wyd langs die straatgrens; ten gunste van die plaaslike owerheid vir riool- en ander munisipale doeleindes en, in die geval van 'n pypsteelerf, 'n addisionele serwituut van 1 meter wyd, vir munisipale doeleindes, oor die toegangsdeel van die erf, indien en wanneer deur die plaaslike owerheid benodig. Met dien verstande dat die plaaslike owerheid hierdie vereiste serwitute mag verslap of vrystelling daarvan verleen.
- (b) Geen gebou of ander struktuur mag opgerig word binne die bogenoemde serwituutgebied nie en geen grootwortelbome mag in die gebied van sodanige serwituut of binne 1 meter daarvan geplant word nie.
- (c) Die plaaslike owerheid is daarop geregtig om tydelik op die grond aangrensend aan die voorgenoemde serwituutgebied, sodanige materiaal te stort as wat uitgegrawe mag word in die loop van die konstruksie, onderhoud of verwydering van sodanige hoofröölleidings of ander werk as wat hy na sy oordeel nodig ag en is voorts geregtig op redelike toegang tot genoemde grond vir bogenoemde doel, onderworpe daaraan dat enige skade aangerig tydens die proses van konstruksie, instandhouding of verwydering van sodanige hoofröölleidings en ander werk, goed te maak deur die plaaslike owerheid.

TOWNSHIP NAME: THUSHANANG ZONE 2  
 SITUATED ON: PORTION 8 OF THE FARM KWA-GUQA 313-JS  
 GENERAL PLAN: L22/1985  
 DIAGRAM: A9172/86

Erf	Sq.m	Zoning	Remarks
260	246	RESIDENTIAL	
269	223	RESIDENTIAL	
270	246	RESIDENTIAL	
271	227	RESIDENTIAL	
272	239	RESIDENTIAL	
273	244	RESIDENTIAL	
274	226	RESIDENTIAL	
275	245	RESIDENTIAL	
276	301	Community Facility	Church
277	234	RESIDENTIAL	
278	211	RESIDENTIAL	
279	227	RESIDENTIAL	
280	233	RESIDENTIAL	
281	240	RESIDENTIAL	
282	242	RESIDENTIAL	
283	240	RESIDENTIAL	
284	245	RESIDENTIAL	
285	290	RESIDENTIAL	
286	251	RESIDENTIAL	
287	260	RESIDENTIAL	
288	284	RESIDENTIAL	
289	229	RESIDENTIAL	
290	315	RESIDENTIAL	
291	289	RESIDENTIAL	
292	229	RESIDENTIAL	
293	221	RESIDENTIAL	
294	226	RESIDENTIAL	
295	227	RESIDENTIAL	
296	263	RESIDENTIAL	
297	230	RESIDENTIAL	
298	216	RESIDENTIAL	
299	258	RESIDENTIAL	
300	244	RESIDENTIAL	
301	231	RESIDENTIAL	
302	236	RESIDENTIAL	
303	207	RESIDENTIAL	
304	246	RESIDENTIAL	
305	191	RESIDENTIAL	
306	240	RESIDENTIAL	L no 111 / 1983
307	218	RESIDENTIAL	
308	219	RESIDENTIAL	
309	228	RESIDENTIAL	
310	234	RESIDENTIAL	
311	227	RESIDENTIAL	
312	224	RESIDENTIAL	
313	234	RESIDENTIAL	
314	251	RESIDENTIAL	
315	231	RESIDENTIAL	
316	241	RESIDENTIAL	
317	230	RESIDENTIAL	
318	236	RESIDENTIAL	
319	223	RESIDENTIAL	
320	179	RESIDENTIAL	
321	261	RESIDENTIAL	

TOWNSHIP NAME: THUSHANANG ZONE 2  
 SITUATED ON: PORTION 8 OF THE FARM KWA-GUQA 313-JS  
 GENERAL PLAN: L22/1985  
 DIAGRAM: A9172/86

Erf	Sq.m	Zoning	Remarks
322	230	RESIDENTIAL	
323	243	RESIDENTIAL	
324	227	RESIDENTIAL	
325	227	RESIDENTIAL	
326	237	RESIDENTIAL	
327	223	RESIDENTIAL	
328	231	RESIDENTIAL	
329	218	RESIDENTIAL	
330	211	RESIDENTIAL	
331	216	RESIDENTIAL	
332	217	RESIDENTIAL	
333	372	RESIDENTIAL	
334	279	RESIDENTIAL	
335	266	RESIDENTIAL	
336	404	RESIDENTIAL	
337	384	RESIDENTIAL	
338	249	RESIDENTIAL	
339	228	RESIDENTIAL	
340	202	RESIDENTIAL	
341	265	RESIDENTIAL	
342	254	Community Facility	Church
343	254	RESIDENTIAL	
344	234	RESIDENTIAL	
345	499	RESIDENTIAL	
346	274	RESIDENTIAL	
347	257	RESIDENTIAL	
348	302	RESIDENTIAL	
349	296	RESIDENTIAL	
350	287	RESIDENTIAL	
351	296	RESIDENTIAL	
352	284	RESIDENTIAL	
353	323	RESIDENTIAL	
354	297	RESIDENTIAL	
355	273	RESIDENTIAL	
356	308	RESIDENTIAL	
357	310	RESIDENTIAL	
358	289	RESIDENTIAL	L no 339 / 1982
359	255	RESIDENTIAL	
360	245	RESIDENTIAL	
361	299	RESIDENTIAL	
362	629	Community Facility	Church
363	285	RESIDENTIAL	
364	299	RESIDENTIAL	
365	372	RESIDENTIAL	
366	307	RESIDENTIAL	
367	292	RESIDENTIAL	
368	248	RESIDENTIAL	
369	228	RESIDENTIAL	
370	203	RESIDENTIAL	
371	394	Community Facility	Church
372	202	RESIDENTIAL	
373	236	RESIDENTIAL	
374	289	RESIDENTIAL	
375	292	RESIDENTIAL	
376	291	RESIDENTIAL	
377	277	RESIDENTIAL	
378	411	RESIDENTIAL	
379	523	RESIDENTIAL	
380	437	RESIDENTIAL	
381	320	RESIDENTIAL	
382	309	RESIDENTIAL	
383	287	RESIDENTIAL	
384	300	RESIDENTIAL	
385	299	RESIDENTIAL	
390	219	RESIDENTIAL	
391	231	RESIDENTIAL	
392	232	RESIDENTIAL	
393	214	RESIDENTIAL	

TOWNSHIP NAME: THUSHANANG ZONE 2

SITUATED ON: PORTION 8 OF THE FARM KWA-GUQA 313-JS

GENERAL PLAN: L22/1985

DIAGRAM: A9172/86

Erf	Sq.m	Zoning	Remarks
394	226	RESIDENTIAL	
395	223	RESIDENTIAL	
396	232	RESIDENTIAL	
397	232	RESIDENTIAL	
398	247	RESIDENTIAL	
399	241	RESIDENTIAL	
400	230	RESIDENTIAL	
401	233	RESIDENTIAL	
402	229	RESIDENTIAL	
403	199	RESIDENTIAL	
404	219	RESIDENTIAL	
405	257	RESIDENTIAL	
406	255	RESIDENTIAL	
407	211	RESIDENTIAL	
408	191	RESIDENTIAL	
409	224	RESIDENTIAL	
410	244	RESIDENTIAL	
411	230	RESIDENTIAL	
412	243	RESIDENTIAL	
413	230	RESIDENTIAL	
414	237	RESIDENTIAL	
415	212	RESIDENTIAL	
416	249	RESIDENTIAL	
417	220	RESIDENTIAL	
418	233	RESIDENTIAL	
419	229	RESIDENTIAL	
420	199	RESIDENTIAL	
421	269	RESIDENTIAL	
422	319	RESIDENTIAL	
423	310	RESIDENTIAL	
424	324	RESIDENTIAL	
425	360	RESIDENTIAL	
426	278	RESIDENTIAL	
427	336	RESIDENTIAL	
428	369	RESIDENTIAL	
429	345	RESIDENTIAL	
435	23847	Community Facility	Primary School
436	368	RESIDENTIAL	
437	260	RESIDENTIAL	
438	306	RESIDENTIAL	
439	365	RESIDENTIAL	
440	297	RESIDENTIAL	
441	342	RESIDENTIAL	
442	345	RESIDENTIAL	
443	397	RESIDENTIAL	
444	301	RESIDENTIAL	
445	243	RESIDENTIAL	
446	255	RESIDENTIAL	
447	248	RESIDENTIAL	
448	249	RESIDENTIAL	
449	251	RESIDENTIAL	
450	426	RESIDENTIAL	
460	333	RESIDENTIAL	
461	200	RESIDENTIAL	
462	222	RESIDENTIAL	
463	213	RESIDENTIAL	
464	231	RESIDENTIAL	
465	183	RESIDENTIAL	
466	239	RESIDENTIAL	
467	276	RESIDENTIAL	
468	239	RESIDENTIAL	
469	232	RESIDENTIAL	
470	226	RESIDENTIAL	
471	222	RESIDENTIAL	
472	219	RESIDENTIAL	
473	383	RESIDENTIAL	
482	286	RESIDENTIAL	
483	285	RESIDENTIAL	



TOWNSHIP NAME: THUSHANANG ZONE 2

SITUATED ON: PORTION 8 OF THE FARM KWA-GUQA 313-JS

GENERAL PLAN: L22/1985

DIAGRAM: A9172/86

Erf	Sq.m	Zoning	Remarks
484	218	RESIDENTIAL	
485	191	RESIDENTIAL	
486	191	RESIDENTIAL	
487	164	RESIDENTIAL	
488	155	RESIDENTIAL	
489	172	RESIDENTIAL	
490	188	RESIDENTIAL	
491	354	RESIDENTIAL	
492	228	RESIDENTIAL	
493	242	RESIDENTIAL	
494	232	RESIDENTIAL	
495	201	RESIDENTIAL	
496	231	RESIDENTIAL	
497	316	RESIDENTIAL	
498	278	RESIDENTIAL	
499	228	RESIDENTIAL	
500	239	RESIDENTIAL	
501	229	RESIDENTIAL	
502	220	RESIDENTIAL	
503	203	RESIDENTIAL	
504	333	RESIDENTIAL	
505	333	RESIDENTIAL	
507	193	RESIDENTIAL	L no 320 / 1984
508	182	RESIDENTIAL	L no 321 / 1984
509	198	RESIDENTIAL	
510	253	RESIDENTIAL	
511	314	RESIDENTIAL	
512	471	Community Facility	Church
513	285	RESIDENTIAL	
514	287	RESIDENTIAL	
515	242	RESIDENTIAL	
516	303	RESIDENTIAL	
517	228	RESIDENTIAL	
518	346	RESIDENTIAL	
519	260	RESIDENTIAL	
520	239	RESIDENTIAL	
521	249	RESIDENTIAL	
522	190	RESIDENTIAL	
523	201	RESIDENTIAL	
524	205	RESIDENTIAL	
525	237	RESIDENTIAL	
526	205	RESIDENTIAL	
527	237	RESIDENTIAL	
528	231	RESIDENTIAL	
529	237	RESIDENTIAL	
530	228	RESIDENTIAL	
531	241	RESIDENTIAL	
532	260	RESIDENTIAL	
533	246	RESIDENTIAL	
534	218	RESIDENTIAL	
535	213	RESIDENTIAL	
536	214	RESIDENTIAL	
537	229	RESIDENTIAL	
538	228	RESIDENTIAL	
539	222	RESIDENTIAL	
540	218	RESIDENTIAL	
542	457	RESIDENTIAL	
543	261	RESIDENTIAL	
544	244	RESIDENTIAL	
545	249	RESIDENTIAL	
546	261	RESIDENTIAL	
547	329	RESIDENTIAL	
548	237	RESIDENTIAL	
549	257	RESIDENTIAL	
550	258	RESIDENTIAL	
551	1282	RESIDENTIAL	
552	861	RESIDENTIAL	
5167	2499	Community Facility	Church