



THE PROVINCE OF MPUMALANGA  
DIE PROVINSIE MPUMALANGA

## Provincial Gazette Provinsiale Koerant

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

Vol. 23

NELSPRUIT  
7 OCTOBER 2016  
7 OKTOBER 2016

No. 2737

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



**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

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**No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.**

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**IMPORTANT ANNOUNCEMENT**

# *Closing times for the* **ORDINARY WEEKLY** **2016** *MPUMALANGA PROVINCIAL GAZETTE*

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

- 13 May 2016, Friday for the issue of Friday **20 May 2016**
- 20 May 2016, Friday for the issue of Friday **27 May 2016**
- 27 May 2016, Friday for the issue of Friday **03 June 2016**
- 03 June 2016, Friday for the issue of Friday **10 June 2016**
- 09 June 2016, Thursday for the issue of Friday **17 June 2016**
- 17 June 2016, Friday for the issue of Friday **24 June 2016**
- 24 June 2016, Friday for the issue of Friday **01 July 2016**
- 01 July 2016, Friday for the issue of Friday **08 July 2016**
- 08 July 2016, Friday for the issue of Friday **15 July 2016**
- 15 July 2016, Friday for the issue of Friday **22 July 2016**
- 22 July 2016, Friday for the issue of Friday **29 July 2016**
- 29 July 2016, Friday for the issue of Friday **05 August 2016**
- 04 August 2016, Thursday for the issue of Friday **12 August 2016**
- 12 August 2016, Friday for the issue of Friday **19 August 2016**
- 19 August 2016, Friday for the issue of Friday **26 August 2016**
- 26 August 2016, Friday for the issue of Friday **02 September 2016**
- 02 September 2016, Friday for the issue of Friday **09 September 2016**
- 09 September 2016, Friday for the issue of Friday **16 September 2016**
- 16 September 2016, Friday for the issue of Friday **23 September 2016**
- 23 September 2016, Friday for the issue of Friday **30 September 2016**
- 30 September 2016, Friday for the issue of Friday **07 October 2016**
- 07 October 2016, Friday for the issue of Friday **14 October 2016**
- 14 October 2016, Friday for the issue of Friday **21 October 2016**
- 21 October 2016, Friday for the issue of Friday **28 October 2016**
- 28 October 2016, Friday for the issue of Friday **04 November 2016**
- 04 November 2016, Friday for the issue of Friday **11 November 2016**
- 11 November 2016, Friday for the issue of Friday **18 November 2016**
- 18 November 2016, Friday for the issue of Friday **25 November 2016**
- 25 November 2016, Friday for the issue of Friday **02 December 2016**
- 02 December 2016, Friday for the issue of Friday **09 December 2016**
- 08 December 2016, Thursday for the issue of Friday **16 December 2016**
- 15 December 2016, Thursday for the issue of Friday **23 December 2016**
- 22 December 2016, Thursday for the issue of Friday **30 December 2016**

## LIST OF TARIFF RATES FOR PUBLICATION OF NOTICES

**COMMENCEMENT: 1 APRIL 2016**

### NATIONAL AND PROVINCIAL

Notice sizes for National, Provincial & Tender gazettes 1/4, 2/4, 3/4, 4/4 per page. Notices submitted will be charged at R1000 per full page, pro-rated based on the above categories.

Pricing for National, Provincial - Variable Priced Notices		
Notice Type	Page Space	New Price (R)
Ordinary National, Provincial	1/4 - Quarter Page	250.00
Ordinary National, Provincial	2/4 - Half Page	500.00
Ordinary National, Provincial	3/4 - Three Quarter Page	750.00
Ordinary National, Provincial	4/4 - Full Page	1000.00

### EXTRA-ORDINARY

All Extra-ordinary National and Provincial gazette notices are non-standard notices and attract a variable price based on the number of pages submitted.

The pricing structure for National and Provincial notices which are submitted as **Extra ordinary submissions** will be charged at **R3000** per page.

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

The **Government Printing Works (GPW)** has established rules for submitting notices in line with its electronic notice processing system, which requires the use of electronic *Adobe Forms*. Please ensure that you adhere to these guidelines when completing and submitting your notice submission.

### CLOSING TIMES FOR ACCEPTANCE OF NOTICES

1. The *Government Gazette* and *Government Tender Bulletin* are weekly publications that are published on Fridays and the closing time for the acceptance of notices is strictly applied according to the scheduled time for each gazette.
2. Please refer to the Submission Notice Deadline schedule in the table below. This schedule is also published online on the Government Printing works website [www.gpwonline.co.za](http://www.gpwonline.co.za)

All re-submissions will be subject to the standard cut-off times.

**All notices received after the closing time will be rejected.**

Government Gazette Type	Publication Frequency	Publication Date	Submission Deadline	Cancellations Deadline
National Gazette	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 12h00 - 3 days prior to publication
Regulation Gazette	Weekly	Friday	Friday 15h00, to be published the following Friday	Tuesday, 12h00 - 3 days prior to publication
Petrol Price Gazette	As required	First Wednesday of the month	One week before publication	3 days prior to publication
Road Carrier Permits	Weekly	Friday	Thursday 15h00, to be published the following Friday	3 days prior to publication
Unclaimed Monies (justice, labour or lawyers)	January / As required 2 per year	Any	15 January / As required	3 days prior to publication
Parliament (acts, white paper, green paper)	As required	Any		3 days prior to publication
Manuals	As required	Any	None	None
State of Budget (National Treasury)	Monthly	Any	7 days prior to publication	3 days prior to publication
Legal Gazettes A, B and C	Weekly	Friday	One week before publication	Tuesday, 12h00 - 3 days prior to publication
Tender Bulletin	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 12h00 - 3 days prior to publication
Gauteng	Weekly	Wednesday	Two weeks before publication	3 days after submission deadline
Eastern Cape	Weekly	Monday	One week before publication	3 days prior to publication
Northern Cape	Weekly	Monday	One week before publication	3 days prior to publication
North West	Weekly	Tuesday	One week before publication	3 days prior to publication
KwaZulu-Natal	Weekly	Thursday	One week before publication	3 days prior to publication
Limpopo	Weekly	Friday	One week before publication	3 days prior to publication
Mpumalanga	Weekly	Friday	One week before publication	3 days prior to publication
Gauteng Liquor License Gazette	Monthly	Wednesday before the First Friday of the month	Two weeks before publication	3 days after submission deadline
Northern Cape Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 days after submission deadline
National Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 days after submission deadline
Mpumalanga Liquor License Gazette	2 per month	Second & Fourth Friday	One week before	3 days prior to publication

**GOVERNMENT PRINTING WORKS - BUSINESS RULES****NOTICE SUBMISSION PROCESS**

3. Download the latest *Adobe* form, for the relevant notice to be placed, from the **Government Printing Works** website [www.gpwonline.co.za](http://www.gpwonline.co.za).
4. The *Adobe* form needs to be completed electronically using *Adobe Acrobat / Acrobat Reader*. Only electronically completed *Adobe* forms will be accepted. No printed, handwritten and/or scanned *Adobe* forms will be accepted.
5. The completed electronic *Adobe* form has to be submitted via email to [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za). The form needs to be submitted in its original electronic *Adobe* format to enable the system to extract the completed information from the form for placement in the publication.
6. Each notice submission should be sent as a single email. The email should contain **all documentation relating to a particular notice submission**, each as a separate attachment:
  - 6.1. Electronically completed *Adobe* form, specific to the type of notice that is to be placed.
    - 6.1.1. For National *Government Gazette* or *Provincial Gazette* notices, the notices must be accompanied by an electronic Z95 or Z95Prov *Adobe* form
    - 6.1.2. The notice content (body copy) **MUST** be a separate attachment.
  - 6.2. Proof of Payment / Purchase Order: **Government Printing Works** account customer must include a copy of their Purchase Order. **Non-Government Printing Works** account customer needs to submit the proof of payment for the notice
  - 6.3. Where separate notice content is applicable (Z95, Z95 Prov and TForm 3, it should also be attached as a separate attachment. (See specifications below, point 11).
  - 6.4. Any additional notice information if applicable.
7. The electronic *Adobe* form will be taken as the primary source for the notice information to be published. Instructions that are on the email body or covering letter that contradicts the notice form content will not be considered. The information submitted on the electronic *Adobe* form will be published as-is.
8. To avoid duplicated publication of the same notice and double billing, Please submit your notice **ONLY ONCE**.
9. Notices brought to **GPW** by "walk-in" customers on electronic media can only be submitted in *Adobe* electronic form format. All "walk-in" customers with notices that are not on electronic *Adobe* forms will be routed to the Contact Centre where they will be assisted to complete the forms in the required format.
10. Should a customer submit a bulk submission of hard copy notices delivered by a messenger on behalf of any organisation e.g. newspaper publisher, the messenger will be referred back to the sender as the submission does not adhere to the submission rules.

**GOVERNMENT PRINTING WORKS - BUSINESS RULES****COPY (SEPARATE NOTICE CONTENT DOCUMENT)**

11. Where the copy is part of a separate attachment document for Z95, Z95Prov and TForm03

- 11.1. Copy of notices must be supplied in a separate document and may not constitute part of any covering letter, purchase order, proof of payment or other attached documents.

The content document should contain only one notice. (You may include the different translations of the same notice in the same document).

- 11.2. The notice should be set on an A4 page, with margins and fonts set as follows:

Page size = A4 Portrait with page margins: Top = 40mm, LH/RH = 16mm, Bottom = 40mm;  
Use font size: Arial or Helvetica 10pt with 11pt line spacing;

Page size = A4 Landscape with page margins: Top = 16mm, LH/RH = 40mm, Bottom = 16mm;  
Use font size: Arial or Helvetica 10pt with 11pt line spacing;

**CANCELLATIONS**

12. Cancellation of notice submissions are accepted by **GPW** according to the deadlines stated in the table above in point 2. Non-compliance to these deadlines will result in your request being failed. Please pay special attention to the different deadlines for each gazette. Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.
13. Requests for cancellation must be sent by the original sender of the notice and must be accompanied by the relevant notice reference number (N-) in the email body.

**AMENDMENTS TO NOTICES**

14. With effect from 01 October 2015, **GPW** will not longer accept amendments to notices. The cancellation process will need to be followed according to the deadline and a new notice submitted thereafter for the next available publication date.

**REJECTIONS**

15. All notices not meeting the submission rules will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)). Reasons for rejections include the following:
- 15.1. Incorrectly completed forms and notices submitted in the wrong format, will be rejected.
- 15.2. Any notice submissions not on the correct *Adobe* electronic form, will be rejected.
- 15.3. Any notice submissions not accompanied by the proof of payment / purchase order will be rejected and the notice will not be processed.
- 15.4. Any submissions or re-submissions that miss the submission cut-off times will be rejected to the customer. The Notice needs to be re-submitted with a new publication date.



**GOVERNMENT PRINTING WORKS - BUSINESS RULES****APPROVAL OF NOTICES**

16. Any notices other than legal notices are subject to the approval of the Government Printer, who may refuse acceptance or further publication of any notice.
17. No amendments will be accepted in respect to separate notice content that was sent with a Z95 or Z95Prov notice submissions. The copy of notice in layout format (previously known as proof-out) is only provided where requested, for Advertiser to see the notice in final Gazette layout. Should they find that the information submitted was incorrect, they should request for a notice cancellation and resubmit the corrected notice, subject to standard submission deadlines. The cancellation is also subject to the stages in the publishing process, i.e. If cancellation is received when production (printing process) has commenced, then the notice cannot be cancelled.

**GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY**

18. The Government Printer will assume no liability in respect of—
  - 18.1. any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
  - 18.2. erroneous classification of a notice, or the placement of such notice in any section or under any heading other than the section or heading stipulated by the advertiser;
  - 18.3. any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.

**LIABILITY OF ADVERTISER**

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

**CUSTOMER INQUIRIES**

Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While **GPW** deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

**GPW** has a 2-working day turnaround time for processing notices received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

20. Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
21. Requests for Quotations (RFQs) should be received by the Contact Centre at least **2 working days** before the submission deadline for that specific publication.

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

### PAYMENT OF COST

22. The Request for Quotation for placement of the notice should be sent to the Gazette Contact Centre as indicated above, prior to submission of notice for advertising.
23. Payment should then be made, or Purchase Order prepared based on the received quotation, prior to the submission of the notice for advertising as these documents i.e. proof of payment or Purchase order will be required as part of the notice submission, as indicated earlier.
24. Where there is any doubt about the cost of publication of a notice, and in the case of copy, an enquiry, accompanied by the relevant copy, should be addressed to the Gazette Contact Centre, **Government Printing Works**, Private Bag X85, Pretoria, 0001 email: [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za) before publication.
25. Overpayment resulting from miscalculation on the part of the advertiser of the cost of publication of a notice will not be refunded, unless the advertiser furnishes adequate reasons why such miscalculation occurred. In the event of underpayments, the difference will be recovered from the advertiser, and future notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or electronic funds transfer into the **Government Printing Works** banking account.
26. In the event of a notice being cancelled, a refund will be made only if no cost regarding the placing of the notice has been incurred by the **Government Printing Works**.
27. The **Government Printing Works** reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the List of Fixed Tariff Rates, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

### PROOF OF PUBLICATION

28. Copies of any of the *Government Gazette* or *Provincial Gazette* can be downloaded from the **Government Printing Works** website [www.gpwonline.co.za](http://www.gpwonline.co.za) free of charge, should a proof of publication be required.
29. Printed copies may be ordered from the Publications department at the ruling price. The **Government Printing Works** will assume no liability for any failure to post or for any delay in despatching of such *Government Gazette(s)*.

## GOVERNMENT PRINTING WORKS CONTACT INFORMATION

#### Physical Address:

**Government Printing Works**  
149 Bosman Street  
Pretoria

#### Postal Address:

Private Bag X85  
Pretoria  
0001

#### GPW Banking Details:

**Bank:** ABSA Bosman Street  
**Account No.:** 405 7114 016  
**Branch Code:** 632-005

**For Gazette and Notice submissions:** Gazette Submissions:

**For queries and quotations, contact:** Gazette Contact Centre:

**E-mail:** [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za)

**E-mail:** [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)

**Tel:** 012-748 6200

**Contact person for subscribers:** Mrs M. Toka:

**E-mail:** [subscriptions@gpw.gov.za](mailto:subscriptions@gpw.gov.za)

**Tel:** 012-748-6066 / 6060 / 6058

**Fax:** 012-323-9574

## GENERAL NOTICES • ALGEMENE KENNISGEWINGS

## NOTICE 138 OF 2016

## ERMELO AMENDMENT SCHEMES 648, 711, 717 &amp; 722

**NOTICE OF APPLICATION FOR AMENDMENT OF THE ERMELO TOWN PLANNING SCHEME, 1982 IN TERMS OF SECTION 56(1)(b)(i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15/1986), READ TOGETHER WITH THE REGULATIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013, (SPLUMA).**

We, Reed & Partners Land Surveyors being the authorised agent of the owners of the respective properties described, hereby give notice in terms of section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986, read together with Act 16 of 2013, SPLUMA, that we have applied to the Municipality of Msukaligwa for the amendment of the Town Planning Scheme known as Ermelo Town Planning Scheme 1982 by the rezoning of the properties described hereunder, as follows:

1. **ERMELO AMENDMENT SCHEME 648:**

By the rezoning of Erf 847 Ermelo Extension 3, situated at 4 Vlok Street, Ermelo from "Residential 1" to "Residential 3".

2. **ERMELO AMENDMENT SCHEME 711:**

By the rezoning of Erf 3317 Ermelo Extension 14, situated at the corner of Pres. Fouché Avenue and Hennie Marais Street, Ermelo, from "Residential 1" to "Residential 3".

3. **ERMELO AMENDMENT SCHEME 717:**

By the rezoning of Portion 21 of Bührmanns Tafelkop No. 135-IT, situated at the north-eastern side of Ermelo Township from "Agriculture" to "Tavern".

4. **ERMELO AMENDMENT SCHEME 722:**

By the rezoning of Erf 9801 Ermelo Extension 18, situated at 9801 Flora Street, Ermelo Extension 18 from "Residential 1" to "Residential 3".

Particulars of the applications will lie for inspection during normal office hours at the office of the Municipal Manager, Civic Centre, Taute Street, Ermelo for the period of 28 days from 29 September 2016.

Objections to or representations in respect of the applications must be lodged with or made in writing to the Municipal Manager at the above address or at P.O. Box 48, Ermelo, 2350 within a period of 28 days from 29 September 2016.

Address of agent: Reed & Partners, Professional Land Surveyors, P.O. Box 132, Ermelo, 2350, Tel. No. 017 – 811 2348.

30-7

## KENNISGEWING 138 VAN 2016

## ERMELO WYSIGINGSKEMAS 648, 711, 717 &amp; 722

**KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE ERMELO DORPSBEPLANNINGSKEMA, 1982 INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), SAAMGELEES MET DIE BEPALINGS VAN DIE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR WET, 16 VAN 2013.**

Ons, Reed & Vennote Landmeters synde die gemagtigde agent van die eienaars van die onderskeie eiendomme hieronder beskryf, gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, saamgelees met Wet 16 van 2013, kennis dat ons by die Munisipaliteit van Msukaligwa aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Ermelo Dorpsbeplanningskema 1982 deur die hersonering van die eiendomme hieronder beskryf, soos volg:

1. **ERMELO WYSIGINGSKEMA 648:**

Deur die hersonering van Erf 847 Ermelo Uitbreiding 3, geleë te Vlokstraat 4, Ermelo van "Residensieel 1" na "Residensieel 3".

2. **ERMELO WYSIGINGSKEMA 711:**

Deur die hersonering van Erf 3317 Ermelo Uitbreiding 14, geleë op die hoek van Pres. Fouchélaan en Hennie Maraisstraat, Ermelo van "Residensieel 1" na "Residensieel 3".

3. **ERMELO WYSIGINGSKEMA 717:**

Deur die hersonering van Gedeelte 21 van Bührmanns Tafelkop No. 135-IT, geleë aan die noord-oostekant van Ermelo Dorp van "Landbou" na "Restaurant".

4. **ERMELO WYSIGINGSKEMA 722:**

Deur die hersonering van Erf 9801 Ermelo Uitbreiding 18, geleë te Florastraat 9801, Ermelo Uitbreiding 18 van "Residensieel 1" na "Residensieel 3".

Besonderhede van die aansoeke lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Burgersentrum, Tautestraat, Ermelo vir 'n tydperk van 28 dae vanaf 29 September 2016.

Besware teen of verhoë ten opsigte van die aansoeke moet binne 'n tydperk van 28 dae vanaf 29 September 2016 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 48, Ermelo, 2350 ingedien of gerig word.

Adres van agent: Reed & Vennote, Professionele Landmeters, Posbus 132, Ermelo, 2350, Tel. Nr. 017 – 811 2348.

30-7

**NOTICE 139 OF 2016****STEVE TSHWETE LOCAL MUNICIPALITY****PUBLIC PARTICIPATION NOTICE**

Notice is hereby given in terms of Section 79 (18) of the Local Government Ordinance 17 of 1939 as amended read together with Section 21 of the Municipal Systems Act 32 of 2000 as amended that the Steve Tshwete Local Municipality intends to allow the registration of a servitude to construct, erect and maintain a covered pedestrian walkway on the sidewalk starting in OR Tambo Street around the corner to Joubert Street and ending in Crocker Street, Middelburg directly adjacent to the existing and new extensions of the Midmed Hospital Building, situated on Erf 5223 Middelburg, in favour of Midmed Hospital as well as permission to register a servitude to construct, erect and maintain a canopy overhanging Crocker Street to create a walkway link from the Hospital Building to the Parking area of the Hospital, situated on Erf 13187 Middelburg, in favour of Erf 5223 Middelburg.

Particulars of the matter herein will lie for inspection during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Municipal Buildings, Corner Walter Sisulu and Wanderers Streets, Middelburg, 1050, for a period of 30 days from 07 October 2016.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at P.O. Box 14, Middelburg, 1050, within a period of 30 days from 07 October 2016.

**Acting Municipal Manager**  
**S.M Mnguni**

7-14

**NOTICE 140 OF 2016**

NOTICE OF APPLICATION FOR AMENDMENT OF THE EMALAHLENI LAND USE MANAGEMENT SCHEME 2010 IN TERMS OF SECTION 56 (1)(b)(i) OF THE TOWNPLANNING AND TOWNSHIPS ORDINANCE, 1986, READ TOGETHER WITH SPLUMA, ACT 16 OF 2013

**EMALAHLENI AMENDMENT SCHEME 2141**

I, Laurette Swarts Pr. Pln of Korsman & Associates being the authorised agent of the owner of Portion 36 of the Farm Roodepoort 40, Registration Division I.S., Province of Mpumalanga, hereby give notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986, read together with SPLUMA, 2013, that I have applied to the Emalahleni Local Municipality for the amendment of the town planning scheme known as the Emalahleni Land Use Management Scheme 2010 by the rezoning of the erf described above, adjacent to the service road linking the R547 and R545, from "Agricultural" to "Industrial 1" for the purpose Workshops, Warehouses and with annexure 762 for a Place of Instruction. Particulars of the application will lay for inspection during normal office hours at the office of the Chief Town Planner, third Floor, Civic Centre, Mandela Avenue, Emalahleni, for a period of 28 days from **7 October 2016**. Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at P.O Box 3, Emalahleni, 1035 within a period of 28 days from **7 October 2016**.

Address of applicant: Korsman & Associates, Private Bag X7294, Suite 295, Witbank, 1035, Phone: 013-650 0408, Fax: 086 663 6326, Email [admin@korsman.co.za](mailto:admin@korsman.co.za)

Our ref: R15142-advGazette

7-14

**KENNISGEWING 140 VAN 2016**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE EMALAHLENI GRONDGEBRUIKBESTUURSKEMA, 2010 INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, SAAMGELEES MET SPLUMA, WET 16 VAN 2013

**EMALAHLENI WYSIGINGSKEMA 2141**

Ek, Laurette Swarts Pr. Pln van Korsman & Venote synde die gemagtigde agent van die eienaar van Gedeelte 36 van die Plaas Roodepoort 40, Registrasie Afdeling I.S., Provinsie van Mpumalanga gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, saamgelees met SPLUMA, 2013, kennis dat ek by die Emalahleni Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema, bekend as die Emalahleni Grondgebruikbestuurskema 2010 deur die hersonering van die eiendom hierbo beskryf, geleë langs die dienslaan wat die R547 en R545 met mekaar verbind, van "Landbou" na "Industrieel 1" vir die doel van Werkswinkels, Pakhuise en met bylaag 762 vir 'n Plek van Onderrig. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Hoofstadsbeplanner, Derdevloer, Burgersentrum, Mandelarylaan, Emalahleni, vir 'n tydperk van 28 dae vanaf **7 Oktober 2016**. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **7 Oktober 2016** skriftelik tot die munisipale Bestuurder by bovermelde adres of by Posbus 3, Emalahleni, 1035 ingedien of gerig word.

Adres van applikant: Korsman & Venote, Privaatsak X7294, Suite 295, Witbank, 1035, Tel: 013-650 0408 Faks: 086 663 6326, E-pos [admin@korsman.co.za](mailto:admin@korsman.co.za)

Ons verwysing: R15142-advGazette

7-14

**PROCLAMATION • PROKLAMASIE****PROCLAMATION 70 OF 2016****NELSPRUIT AMENDMENT SCHEME 1905**

It is hereby notified in terms of section 57(1) of the Town-planning and Townships Ordinance, 1986, that the Mbombela Local Municipality approved the amendment of the Nelspruit Town Planning Scheme, 1989, by the rezoning of:

**Portions 1 to 186 of Stand 84, Karino Township from "Educational" and "Existing Public Streets" to "Residential 1", "Residential 3", "Special", "Existing Public Streets" and "Public Open Space".**

Copies of the amendment scheme are filed with the Director, Department of Agriculture, Rural Development and Land Administration, Nelspruit and the office of the Municipal Manager, Civic Centre, Nel Street, Nelspruit, and are open for inspection at all reasonable times 1905 shall come into operation on date of publication hereof.

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

**N M SEANEGO**  
**MUNICIPAL MANAGER**

Mbombela Local Municipality  
P O Box 45  
NELSPRUIT  
1200

**PROCLAMATION 71 OF 2016****EMALAHLENI LOCAL MUNICIPALITY**  
**NOTICE OF APPROVAL OF AMENDMENT SCHEME 1699**

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, comprising of Erven 2252 to 2287 and the thoroughfare which have been are hereby replaced by Erven 2514 to 2516 as depicted on the Amended General Plan SG no 349/2016 in the township: Modelpark Extension 20 (situated on Portion 385 of the farm Zeekoewater 311 JS).

Map 3 and the scheme clauses of the amendment scheme are filed with the Director, Department of Agriculture, Rural Development and Land Administration Mpumalanga Province, and the Municipal Manager, Emalahleni Local Municipality and are open for inspection at all reasonable times. This amendment is known as Emalahleni Amendment Scheme 1699 and shall come into operation on date of publication of this notice.

**T JANSEN VAN VUUREN**  
**MUNICIPAL MANAGER**

Civic Centre	P.O. Box 3
Mandela Street	<b>eMalahleni</b>
<b>eMALAHLENI</b>	1035
1035	

Notice Number	:	49/2016
Publication date	:	Provincial Gazette of Mpumalanga: 7 October 2016

## PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

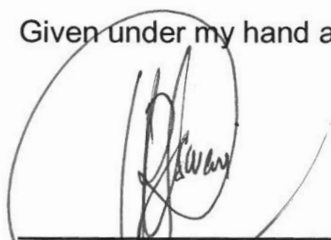
## PROVINCIAL NOTICE 80 OF 2016

## LOCAL GOVERNMENT: MUNICIPAL STRUCTURES ACT, 1998

## DETERMINATION OF DATE FOR BY-ELECTIONS

I, Refilwe Maria Mtshweni, Member of the Executive Council responsible for Co-operative Governance and Traditional Affairs in the Mpumalanga Province, hereby give notice in terms of section 25(4) of the Local Government: Municipal Structures Act, 1998 (Act No. 117 of 1998), that I have determined 09 November 2016 as the date on which the by-elections as indicated in the Schedule should be held.

Given under my hand at Nelspruit on 07 October 2016.



**MS RM MTSHWENI (MPL)**  
**MEC: CO-OPERATIVE GOVERNANCE**  
**AND TRADITIONAL AFFAIRS**

## SCHEDULE

- |     |           |            |   |  |
|-----|-----------|------------|---|--|
| (a) | <b>MP</b> | <b>301</b> | - | <b>Chief Albert Luthuli Local Municipality</b> |
|     |           | Ward       | - | Seven 83001007                                 |
| (b) | <b>MP</b> | <b>311</b> | - | <b>Victor Khanye Local Municipality</b>        |
|     |           | Ward       | - | Six 83101006                                   |



**PROVINCIAL NOTICE 81 OF 2016****NOTICE FOR THE ESTABLISHMENT OF THE MPUMALANGA SERVICE APPEALS BOARD AND APPOINTMENT OF MEMBERS TO SERVE IN THE BOARD IN TERMS OF SECTION 123 OF THE TOWN PLANNING AND TOWNSHIP ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986)**

I, Refilwe Maria Mtshweni, Member of the Executive Council responsible for Co-operative Governance and Traditional Affairs in the Mpumalanga Province, hereby give notice, in terms of section 123(1) & (2) of the Town Planning and Township Ordinance, 1986 (Ordinance No. 15 of 1986), for the establishment of the Mpumalanga Service Appeals Board and the appointment of Members to serve in the Board.

**MS RM MTSHWENI (MPL)**  
**MEC: CO-OPERATIVE GOVERNANCE**  
**AND TRADITIONAL AFFAIRS**

**SCHEDULE**

The persons so appointed in terms of section 123(2) of the Town Planning and Township Ordinance 15 of 1986, are as follows:

1. Mr. Thulani S Mtsuki (President/Chairperson)
2. Mr. Errol Kerst
3. Ms. Thembelihle H Mjaji-Mbatha

**PROVINCIAL NOTICE 82 OF 2016****SCHEDULE 8 (Regulation 11(2))****NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 56(1)(b)(i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) STEVE TSHWETE TOWN PLANNING SCHEME 2004 - AMENDMENT SCHEME 676, ANNEXURE A564**

I, Jaco Peter le Roux, being the authorised agent of the owner of **Portion 4 of Erf 745, Middelburg** hereby give notice in terms of section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986, read with SPLUMA (Act 16 of 2013), that I have applied to the Steve Tshwete Municipality for the amendment of the town planning scheme known as Steve Tshwete Town Planning Scheme 2004 by the rezoning of the property described above, situated at 16 Samora Machel Street, from "**Residential 1**" to "**Business 4**" as referred to in Annexure A564.

Particulars of the application will lay for inspection during normal office hours at the office of the Municipal Manager, Steve Tshwete Municipality, corner of Church and Wanderers Street, Middelburg for the period of 28 days from **7 October 2016**.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at the Steve Tshwete Municipality, PO Box 14, Middelburg, 1050 within a period of 28 days from **7 October 2016**.

7-14



**PROVINSIALE KENNISGEWING 82 VAN 2016****BYLAE 8 (Regulasie 11(2))****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)****STEVE TSHWETE DORPSBEPLANNINGSKEMA 2004 - WYSIGINGSKEMA 676, BYLAAG A564**

Ek, Jaco Peter le Roux, synde die gemagtigde agent van die eienaar van **Gedeelte 4 van Erf 745, Middelburg** gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, saamgelees met SPLUMA, (Wet 16 van 2013), kennis dat ek by Steve Tshwete Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Steve Tshwete Dorpsbeplanningskema 2004, deur die hersonering van die eiendom hierbo beskryf geleë te Samora Machelstraat 16 van **“Residensiël 1”** na **“Besigheid 4”** soos vervat in Bylaag A564.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Munisipaliteit, hoek van Kerk and Wanderersstraat vir 28 dae vanaf **7 Oktober 2016**.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **7 Oktober 2016** skriftelik by of tot die Munisipale Bestuurder by die bovermelde adres of by Steve Tshwete Munisipaliteit, Posbus 14, Middelburg, 1050, ingedien of gerig word.

7-14

**PROVINCIAL NOTICE 83 OF 2016****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE EMAKHAZENI LAND USE SCHEME, 2010, IN TERMS OF SECTION 66 (1) OF THE EMAKHAZENI SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2015****AMENDMENT SCHEME B0090**

I, Matthys Johannes Jonker, being the authorised agent of the owner of ERF 844 Belfast, hereby give notice in terms of Section 66 (1) of the Emakhazeni Spatial Planning and Land Use Management By-Law 2015, that I have applied to the municipality of Emakhazeni for the amendment of the Emakhazeni Land Use Scheme 2010, by the rezoning of the property situate at 34 Duggens Street Belfast from Residential to Mixed Use for Offices and Dwelling Units.

Particulars of the applications will lie for inspections during normal office hours at the office of Municipal Manager, Emakhazeni Local Municipality, 25 Scheepers Street, Belfast and Nkangala District Municipality, 2A Walter Sisulu Street, Middelburg for a period of 30 days from 7 October 2016.

Objections to or representations in respect to the applications must be lodged with or made in writing to the Municipal Manager at the above address or at P.O. Box 17 Belfast, 1100, within a period of 30 days from 7 October 2016. Address of Agent: T & D Jonker PTY LTD. P.O. Box 2415, Middelburg 1050. Cell: 079 523 7532. Email: [tiaan@lomarlandgoed.co.za](mailto:tiaan@lomarlandgoed.co.za)

7-14

**PROVINSIALE KENNISGEWING 83 VAN 2016****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 66(1) VAN DIE EMAKHAZENI RUIMTELIKE BEPLANNIG EN GROND GEBRUIK BYLAY 2015****WYSIGINGSKEMA B0090**

Ek, Matthys Johannes Jonker , synde die gemagtigde agent van die eienaar van Erf 844, Belfast gee hiermee ingevolge Artikel 66(1) van die Emakhazeni Grondgebruikskema 2010, kennis dat ek by Emakhazeni Munisipaliteit aansoek gedoen het om die wysiging van die grondgebruikskema bekend as die Emakhazeni Grondgebruikskema 2010, deur die hersonering van die eiendom geleë te 34 Duggens straat, vanaf “Residensiëel” na “Gemengde Gebruik ” vir doeleindes van Kantore en wooneenhede.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Scheepers Straat 25 Belfast en Nkangala distrik Munisipaliteit , Walter Sisulu Staat 2A, Middelburg vir 30 dae vanaf 7 Oktober 2016.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf 7 Oktober 2016 skriftelik by of tot die Munisipale Bestuurder by die bovermelde adres of by Emakhazeni Munisipaliteit, Posbus 17, Belfast, 1100, ingedien of gerig word. Adress van die Agent T & D Jonker PTY LTD. P.O. Box 2415, Middelburg 1050. Cell: 079 523 7532. Email: [tiaan@lomarlandgoed.co.za](mailto:tiaan@lomarlandgoed.co.za)

7- 14

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICE 96 OF 2016****DECLARATION AS AN APPROVED TOWNSHIP**

**The Emakhazeni Local Municipality in terms of Section 103(1) of the town-planning and Township Ordinance, 1986 (ordinance 15 of 1986). Siyathuthuka Extension 6 to be an approved township subject to the conditions set out in the schedule hereto.**

**Schedule**

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY EMAKHAZENI LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNERS) IN TERMS OF THE PROVISIONS OF CHAPTER III (SECTION C) OF THE TOWN PLANNING AND TOWNSHIPS (ORDINANCE 15, OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 79 (PORTION OF PORTION 3) OF THE FARM TWEEFONTEIN 357 REGISTRATION DIVISION J.U. MPUMALANGA HAS BEEN GRANTED.**

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township is **SIYATHUTHUKA EXTENSION 6**.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on **General Plan No. 1120/2012**

**1.3 ACCESS**

Access to the township shall be to the satisfaction of the Emakhazeni Local Municipality and the Department of Public Works, Roads and Transport

**1.4 RECEIPT AND DISPOSAL OF STORMWATER**

The township owner shall arrange the stormwater drainage of the township; in such a way as to fit in with all relevant roads and he shall receive and dispose of the stormwater running off or being diverted from such roads.

**1.5 RESPOSIBILITIES IN RESPECT OF ESSENTIAL SERVICES**

The township owner shall provide all essential services in terms of the provisions of sections 116 to 121 of Ordinance 15 of 1986 prior to the registration of any stands in the township, provided that with the written approval of the Municipality installation of essential services may be phased.

**1.6 REMOVAL AND/OR REPLACEMENT OF EXISTING SERVICES**

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

**1.7 PROTECTION OF STAND PEGS**

The township owner shall comply with the requirements with regard to the protection of boundary pegs as determined by the Emakhazeni Local Municipality in this regard, when required to do so by the said Local Municipality.

**1.8 COMPLIANCE WITH CONDITIONS CONTAINED IN THE R.O.D**

Development of this township must be strictly in accordance with the Record of Decision (R.O.D) issued by the Department of Economic Development and Tourism in respect of the township.

**1.9 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven in the township shall be made subject to existing conditions and servitudes which were not cancelled or otherwise dealt with, if applicable.

**2. CONDITIONS OF TITLE**

**THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE EMAKHAZENI LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986, (ORDINANCE 15, OF 1986)**

**2.1 CONDITIONS APPLICABLE TO ALL ERVEN**

- 2.1.1 The erf is subject to a servitude, 2m wide, in favour of the Emakhazeni Local Municipality, 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 purpose, 2m wide, across the access portion of the erf, if and when required by the Council: Provided that the Council may dispense with any such servitude.
- 2.1.2 No building or other structure shall be erected within the foresaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- 2.1.3 The Emakhazeni Local Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area such material may be excavated by it during the course of construction, maintenance or removal of such sewerage mains

and other works as it, to 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 Council.

- 2.1.4 The erven is situated in an area that has soil conditions that could detrimentally affect buildings and structures and be the cause of damage. Building plans which are submitted to the Emakhazeni Local Municipality for approval must contain remedial actions which are in accordance with the recommendations in the geo-technical report that was compiled for the township so as to eliminate possible damage to buildings and structures as a result of the unfavourable soil conditions, unless proof can be submitted to the Emakhazeni Local Municipality that such remedial actions are unnecessary or the same result could be achieved in a more effective manner.

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

**3.1 CONDITIONS APPLICABLE TO ALL ERVEN:**

- 3.1.1 Where, in the opinion of the Emakhazeni Local Municipality, it is impracticable for stormwater to be drained from the higher lying erven direct to a public street, the owner of the lower lying erf shall be obliged to accept and permit the passage over the erf of such stormwater: Provided that the owners of any higher lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- 3.1.2 No Building whatsoever may be erected on a property which will probably be flooded by a public stream: Provided that the Emakhazeni Local Municipality may permit the erection of buildings on such portion if it is convinced that the said portion will no longer be subjected to flooding.
- 3.1.3 The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the Emakhazeni Local Municipality.
- 3.1.4 The main building, which shall be a completed building and not one that has been partly erected, and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- 3.1.5 No material or goods of any nature whatsoever shall be dumped or within the building restriction area along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads: provided that if it is necessary for a screen wall to be erected on such a boundary this condition may be relaxed by the Emakhazeni Local Municipality and subject to such conditions as may be determined by it.

- 3.1.6 A screen wall or walls shall be erected and maintained to the satisfaction of the Emakhazeni Local Municipality as and when required by it.
- 3.1.7 If the property is fenced, such fence, and the maintenance thereof shall be to the satisfaction of the Emakhazeni Local Municipality.
- 3.1.8 The registered owner is responsible for the maintenance of the whole development on the property. If the Emakhazeni Local Municipality is of the opinion that the property, or any portion of the development, is not being satisfactorily maintained the Emakhazeni Local Municipality shall be entitled to undertake such maintenance at the cost of the registered owner.

### **3.2 CONDITIONS APPLICABLE TO THE FOLLOWING ERVEN:**

#### **3.2.1 ERVEN 3752-3879, 3881-3890 & 3909-3918:**

Land Usage Rights: Dwelling House  
 Coverage: 50%  
 Density: One dwelling per erf  
 Height: Not exceeding 3 storeys above natural ground level  
 Building Lines: 5m along street boundary and 2m along any other boundaries.  
 Parking: as per section 10.5 of the Scheme.

#### **3.2.2 ERVEN 3880 AND 3908:**

Land Usage Rights: Crèche, Institution, Place of Education, Place of Public Worship and Social Hall.  
 Coverage: 70%  
 F.A.R: 1.2  
 Height: Not exceeding 3 storeys above natural ground level  
 Building Lines: 5m along street boundary and 2m along any other boundaries.  
 Parking: as per section 10.5 of the Scheme.

#### **3.2.3 ERVEN 3891 AND 3892:**

Land Usage Rights: Bakery, Institution, Medical Suites, Retail shop, Take away, Confectioner, Office, Service Retail, Restaurant.  
 Coverage: 50%  
 F.A.R: 0.8  
 Height: Not exceeding 2 storeys above natural ground level  
 Building Lines: 5m along street boundary and 2m along any other boundaries.  
 Parking: as per section 10.5 of the Scheme.

30-7

**LOCAL AUTHORITY NOTICE 97 OF 2016****DECLARATION AS AN APPROVED TOWNSHIP**

**The Emakhazeni Local Municipality in terms of Section 103(1) of the town-planning and Township Ordinance, 1986 (ordinance 15 of 1986). Siyathuthuka Extension 7 to be an approved township subject to the conditions set out in the schedule hereto**

**Schedule**

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY EMAKHAZENI LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNERS) IN TERMS OF THE PROVISIONS OF CHAPTER IV OF THE TOWN PLANNING AND TOWNSHIPS (ORDINANCE 15, OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 5 OF THE FARM WELTEVREDEN 386 REGISTRATION DIVISION J.S. MPUMALANGA HAS BEEN GRANTED.**

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township is **SIYATHUTHUKA EXTENSION 7**.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on **General Plan No. 305/2013**.

**1.3 ACCESS**

Access to the township shall be to the satisfaction of the Emakhazeni Local Municipality and the Mpumalanga Department of Public Works, Roads and Transport

**1.4 RECEIPT AND DISPOSAL OF STORMWATER**

The township owner shall arrange the stormwater drainage of the township; in such a way as to fit in with all relevant roads and he shall receive and dispose of the stormwater running off or being diverted from such roads.

**1.5 RESPOSIBILITIES IN RESPECT OF ESSENTIAL SERVICES**

The township owner shall provide all essential services in terms of the provisions of sections 116 to 121 of Ordinance 15 of 1986 prior to the registration of any stands in the township, provided that with the written approval of the Municipality installation of essential services may be phased.

**1.6 REMOVAL AND/OR REPLACEMENT OF EXTISTING SERVICES**

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

**1.7 PROTECTION OF STAND PEGS**

The township owner shall comply with the requirements with regard to the protection of boundary pegs as determined by the Emakhazeni Local Municipality in this regard, when required to do so by the said Local Municipality.

**1.8 COMPLIANCE WITH CONDITIONS CONTAINED IN THE R.O.D**

Development of this township must be strictly in accordance with the Record of Decision (R.O.D) issued by the Department of Economic Development and Tourism in respect of the township.

**1.9 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven in the township shall be made subject to existing conditions and servitudes which were not cancelled or otherwise dealt with, if applicable.

**2. CONDITIONS OF TITLE**

**THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE EMAKHAZENI LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986, (ORDINANCE 15, OF 1986)**

**2.1 CONDITIONS APPLICABLE TO ALL ERVEN**

- 2.1.1 The erf is subject to a servitude, 2m wide, in favour of the Emakhazeni Local Municipality, 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 purpose, 2m wide, across the access portion of the erf, if and when required by the Council; Provided that the Council may dispense with any such servitude.
- 2.1.2 No building or other structure shall be erected within the foresaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- 2.1.3 The Emakhazeni Local Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area 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, to 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 Council.



- 2.1.4 The erven is situated in an area that has soil conditions that could detrimentally affect buildings and structures and be the cause of damage. Building plans which are submitted to the Emakhazeni Local Municipality for approval must contain remedial actions which are in accordance with the recommendations in the geo-technical report that was compiled for the township so as to eliminate possible damage to buildings and structures as a result of the unfavourable soil conditions, unless proof can be submitted to the Emakhazeni Local Municipality that such remedial actions are unnecessary or the same result could be achieved in a more effective manner.

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

**3.1 CONDITIONS APPLICABLE TO ALL ERVEN:**

- 3.1.1 Where, in the opinion of the Emakhazeni Local Municipality, it is impracticable for stormwater to be drained from the higher lying erven direct to a public street, the owner of the lower lying erf shall be obliged to accept and permit the passage over the erf of such stormwater: Provided that the owners of any higher lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- 3.1.2 No Building whatsoever may be erected on a property which will probably be flooded by a public stream: Provided that the Emakhazeni Local Municipality may permit the erection of buildings on such portion if it is convinced that the said portion will no longer be subjected to flooding.
- 3.1.3 The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the Emakhazeni Local Municipality.
- 3.1.4 The main building, which shall be a completed building and not one that has been partly erected, and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- 3.1.5 No material or goods of any nature whatsoever shall be dumped or within the building restriction area along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such a boundary this condition may be relaxed by the Emakhazeni Local Municipality and subject to such conditions as may be determined by it.
- 3.1.6 A screen wall or walls shall be erected and maintained to the satisfaction of the Emakhazeni Local Municipality as and when required by it.
- 3.1.7 If the property is fenced, such fence, and the maintenance thereof shall be to the satisfaction of the Emakhazeni Local Municipality.

- 3.1.8 The registered owner is responsible for the maintenance of the whole development on the property. If the Emakhazeni Local municipality is of the opinion that the property, or any portion of the development, is not being satisfactorily maintained the Emakhazeni Local Municipality shall be entitled to undertake such maintenance at the cost of the registered owner.

### **3.2 CONDITIONS APPLICABLE TO THE FOLLOWING ERVEN:**

#### **3.2.1 ERVEN 4571-4814:**

Land Usage Rights: Dwelling House  
Coverage: 50%  
Density: One dwelling per erf  
Height: Not exceeding 3 storeys above natural ground level  
Building Lines: 5m along street boundary and 2m along any other boundaries.  
Parking: as per section 10.5 of the Scheme.

#### **3.2.2 ERF 4815**

Land Usage Rights: Crèche, Institution, Place of Education, Place of Public Worship and Social Hall.  
Coverage: As approved by the Municipality  
F.A.R: As approved by the Municipality  
Height: As approved by the Municipality  
Building Lines: As approved by the Municipality  
Parking: As approved by the Municipality.

30-7

**LOCAL AUTHORITY NOTICE 98 OF 2016****DECLARATION AS AN APPROVED TOWNSHIP**

**The Emakhazeni Local Municipality in terms of Section 103(1) of the town-planning and Township Ordinance, 1986 (ordinance 15 of 1986). Siyathuthuka Extension 8 to be an approved township subject to the conditions set out in the schedule hereto**

**Schedule**

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY EMAKHAZENI LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNERS) IN TERMS OF THE PROVISIONS OF CHAPTER III (SECTION C) OF THE TOWN PLANNING AND TOWNSHIPS (ORDINANCE 15, OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 79 (PORTION OF PORTION 3) OF THE FARM TWEEFONTEIN 357 REGISTRATION DIVISION J.U. MPUMALANGA HAS BEEN GRANTED.**

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township is **SIYATHUTHUKA EXTENSION 8**.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on **General Plan No. 1121/2012**

**1.3 ACCESS**

Access to the township shall be to the satisfaction of the Emakhazeni Local Municipality and the Mpumalanga Department of Public Works, Roads and Transport

**1.4 RECEIPT AND DISPOSAL OF STORMWATER**

The township owner shall arrange the stormwater drainage of the township; in such a way as to fit in with all relevant roads and he shall receive and dispose of the stormwater running off or being diverted from such roads.

**1.5 RESPONSIBILITIES IN RESPECT OF ESSENTIAL SERVICES**

The township owner shall provide all essential services in terms of the provisions of sections 116 to 121 of Ordinance 15 of 1986 prior to the registration of any stands in the township, provided that with the written approval of the Municipality installation of essential services may be phased.

**1.6 REMOVAL AND/OR REPLACEMENT OF EXISTING SERVICES**

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

**1.7 PROTECTION OF STAND PEGS**

The township owner shall comply with the requirements with regard to the protection of boundary pegs as determined by the Emakhazeni Local Municipality in this regard, when required to do so by the said Local Municipality.

**1.8 COMPLIANCE WITH CONDITIONS CONTAINED IN THE R.O.D**

Development of this township must be strictly in accordance with the Record of Decision (R.O.D) issued by the Department of Economic Development and Tourism in respect of the township.

**1.9 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven in the township shall be made subject to existing conditions and servitudes which were not cancelled or otherwise dealt with, if applicable.

**2. CONDITIONS OF TITLE**

**THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE EMAKHAZENI LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986, (ORDINANCE 15, OF 1986)**

**2.1 CONDITIONS APPLICABLE TO ALL ERVEN**

- 2.1.1 The erf is subject to a servitude, 2m wide, in favour of the Emakhazeni Local Municipality, 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 purpose, 2m wide, across the access portion of the erf, if and when required by the Council; Provided that the Council may dispense with any such servitude.
- 2.1.2 No building or other structure shall be erected within the foresaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- 2.1.3 The Emakhazeni Local Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area 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, to 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 Council.

- 2.1.4 The erven is situated in an area that has soil conditions that could detrimentally affect buildings and structures and be the cause of damage. Building plans which are submitted to the Emakhazeni Local Municipality for approval must contain remedial actions which are in accordance with the recommendations in the geo-technical report that was compiled for the township so as to eliminate possible damage to buildings and structures as a result of the unfavourable soil conditions, unless proof can be submitted to the Emakhazeni Local Municipality that such remedial actions are unnecessary or the same result could be achieved in a more effective manner.

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

**3.1 CONDITIONS APPLICABLE TO ALL ERVEN:**

- 3.1.1 Where, in the opinion of the Emakhazeni Local Municipality, it is impracticable for stormwater to be drained from the higher lying erven direct to a public street, the owner of the lower lying erf shall be obliged to accept and permit the passage over the erf of such stormwater: Provided that the owners of any higher lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- 3.1.2 No Building whatsoever may be erected on a property which will probably be flooded by a public stream: Provided that the Emakhazeni Local Municipality may permit the erection of buildings on such portion if it is convinced that the said portion will no longer be subjected to flooding.
- 3.1.3 The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the Emakhazeni Local Municipality.
- 3.1.4 The main building, which shall be a completed building and not one that has been partly erected, and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- 3.1.5 No material or goods of any nature whatsoever shall be dumped or within the building restriction area along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such a boundary this condition may be relaxed by the Emakhazeni Local Municipality and subject to such conditions as may be determined by it.
- 3.1.6 A screen wall or walls shall be erected and maintained to the satisfaction of the Emakhazeni Local Municipality as and when required by it.
- 3.1.7 If the property is fenced, such fence, and the maintenance thereof shall be to the satisfaction of the Emakhazeni Local Municipality.

- 3.1.8 The registered owner is responsible for the maintenance of the whole development on the property. If the Emakhazeni Local municipality is of the opinion that the property, or any portion of the development, is not being satisfactorily maintained the Emakhazeni Local Municipality shall be entitled to undertake such maintenance at the cost of the registered owner.

### **3.2 CONDITIONS APPLICABLE TO THE FOLLOWING ERVEN:**

#### **3.2.1 ERVEN 3919-4114 & 4116-4292:**

Land Usage Rights: Dwelling House  
Coverage: 50%  
Density: One dwelling per erf  
Height: Not exceeding 3 storeys above natural ground level  
Building Lines: 5m along street boundary and 2m along any other boundaries.  
Parking: as per section 10.5 of the Scheme.

#### **3.2.2 ERF 4115**

Land Usage Rights: Crèche, Institution, Place of Education, Place of Public Worship and Social Hall.  
Coverage: 70%  
F.A.R: 1.2  
Height: Not exceeding 3 storeys above natural ground level  
Building Lines: 5m along street boundary and 2m along any other boundaries.  
Parking: as per section 10.5 of the Scheme.

#### **3.2.3 ERVEN 4293&4294**

Land Usage Rights: Dwelling House  
Coverage: As approved by the Municipality  
F.A.R: As approved by the Municipality  
Height: As approved by the Municipality  
Building Lines: As approved by the Municipality  
Parking: As approved by the Municipality



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