

**HERITAGE IMPACT ASSESSMENT FOR THE
PROPOSED COROMANDEL TOWNSHIP DEVELOPMENT,
LYDENBURG DISTRICT, MPUMALANGA**

Fort:

PLAN-2-SURVEY AFRICA
PO Box 3203
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1200

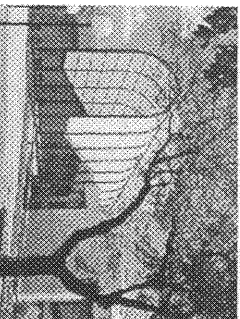
Survey conducted and report prepared by the:

NATIONAL CULTURAL HISTORY MUSEUM
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REPORT: 2004KH11

Date of survey: April 2004 Date of report: April 2004



NATIONAL CULTURAL HISTORY MUSEUM
NASIBALE KULTURHISTORIESE MUSEUM

SUMMARY

Heritage impact assessment for the proposed Coromandel township development, Lydenburg District, Mpumalanga

The aim of the survey was to locate, identify, evaluate and document sites, objects and structures of cultural significance found within the boundaries of the area in which it is proposed to develop the township and its infrastructure.

Based on what was found and its evaluation, it is recommended that the proposed development can continue, on condition of acceptance of the following recommendations:

- Although it is stated under recommended management action for each of the sites (see Appendix 2) that no further investigation/action is necessary, it must be kept in mind that there were archaeological sites here. Therefore, if archaeological material is exposed during construction work, it should immediately be reported to a museum, preferably one at which an archaeologist is available, so that an investigation and evaluation of the finds can be made.

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HERITAGE IMPACT ASSESSMENT FOR THE PROPOSED COROMANDEL TOWNSHIP DEVELOPMENT, LYDENBURG DISTRICT, MPUMALANGA

1. THE SURVEY

The National Cultural History Museum was contracted by Plan-2-Survey Africa to survey an area in which it is proposed to develop a township. The aim of the survey was to locate, identify, evaluate and document sites, objects and structures of cultural significance found within the boundaries of the area that is to be impacted by the developed.

2. TERMS OF REFERENCE

The scope of work consisted of conducting a Phase 1 archaeological survey of the site in accordance with the requirements of Section 38(3) of the National Heritage Resources Act (Act 25 of 1999).

This include:

- Conducting a desk-top investigation of the area
- A visit to the proposed development site

The objectives were to

- Identify possible archaeological, cultural and historic sites within the proposed development areas;
- Evaluate the potential impacts of construction, operation and maintenance of the proposed development on archaeological, cultural and historical resources;
- Recommend mitigation measures to ameliorate any negative impacts on areas of archaeological, cultural or historical importance.

3. DEFINITIONS AND ASSUMPTIONS

The following aspects have a direct bearing on the survey and the resulting report:

- **Cultural resources** are all nonphysical and physical human-made occurrences, as well as natural occurrences that are associated with human activity. These include all sites, structures and artefacts of importance, either individually or in groups, in the history, architecture and archaeology of human (cultural) development.
- The **significance** of the sites and artefacts are determined by means of their historical, social, aesthetic, technological and scientific value in relation to their uniqueness, condition of preservation and research potential. It must be kept in mind that the various aspects are not mutually exclusive, and that the evaluation of any site is done with reference to any number of these.
- Sites regarded as having low significance have already been recorded in full and require no further mitigation. Sites with medium to high significance require further mitigation.

- The latitude and longitude of archaeological sites are to be treated as sensitive information by the developer and should not be disclosed to members of the public.

4. LEGISLATIVE REQUIREMENTS

Aspects concerning the conservation of cultural resources are mainly dealt within two acts. These are the South Africa Heritage Resources Act (Act 25 of 1999) and the Environmental Conservation Act (Act 73 of 1989).

4.1 South African Heritage Resources Act

Archaeology, palaeontology and meteorites

In terms of Section 35(4) of this act, no person may, without a permit issued by the responsible heritage resources authority destroy, damage, excavate, alter, deface or otherwise disturb any archaeological or palaeontological site or material or any meteorite; bring onto, or use at an archaeological or palaeontological site any excavation equipment or any equipment that assists in the detection or recovery of metals or archaeological and palaeontological material or objects, or use such equipment for the recovery of meteorites.

Structures.

Section 34(1) of this act states that no person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority.

“Structure” means any building, works, device or other facility made by people and which is fixed to land, and includes any fixtures, fittings and equipment associated therewith;

“Alter” means any action affecting the structure, appearance or physical properties of a place or object, whether by way of structural or other works, by painting, plastering or other decoration or any other means.

Human remains:

In terms of Section 36(3) of the National Heritage Resources Act, no person may, without a permit issued by the relevant heritage resources authority:

- (a) destroy, damage, alter, exhume or remove from its original position of otherwise disturb the grave of a victim of conflict, or any burial ground or part thereof which contains such graves;
- (b) destroy, damage, alter, exhume or remove from its original position or otherwise disturb any grave or burial ground older than 60 years which is situated outside a formal cemetery administered by a local authority; or
- (c) bring onto or use at a burial ground or grave referred to in paragraph (a) or (b) any excavation, or any equipment which assists in the detection or recovery of metals.

Human remains that are less than 60 years old are subject to provisions of the Human Tissue Act (Act 65 of 1983) and to local regulations.

4.2 Environmental Conservation Act

This act states that a survey and an evaluation of cultural resources should be undertaken in areas where development, which will change the face of the environment, is to be made. The

impact of the development on the cultural resources should also be determined and proposals to mitigate this impact are to be formulated.

5. METHODOLOGY

5.1 Preliminary investigation

5.1.1 Survey of the literature

A survey of the relevant literature was conducted with the aim of reviewing the previous research done and determining the potential of the area. In this regard, various anthropological, archaeological and historical sources were consulted - see the list of references below. Nothing pertaining to the archaeology of this particular area was found.

5.1.2 Data bases

The **Archaeological Data Recording Centre (ADRC)**, housed at the National Cultural History Museum, Pretoria, was consulted. The **Environmental Potential Atlas** was also consulted.

5.1.3 Other sources

The topocadastral and other maps were also studied - see the list of references below.

5.2 Field survey

The field survey was done according to generally accepted archaeological practices, and was aimed at locating all possible sites, objects and structures. The area that had to be investigated was identified by Plan-2-Survey Africa by means of maps. Members of the local community assisted with the survey, acting as guides. The area was investigated by walking across it in a grid pattern. Special attention was given to unnatural topographical occurrences such as trenches, holes, outcrops and clusters of trees were investigated.

Local inhabitants were interviewed in an effort to obtain information on the existence of known sites – see references below

5.3 Documentation

All sites, objects and structures that are identified are documented according to the general minimum standards accepted by the archaeological profession. Coordinates of individual localities were determined by means of the **Global Positioning System (GPS)**¹ and plotted on a map. This information is added to the description in order to facilitate the identification of each locality.

Map datum used: Hartebeeshoek 94 (WGS84).

¹ According to the manufacturer a certain deviation may be expected for each reading. Care was, however, taken to obtain as accurate a reading as possible, and then to correlate it with reference to the physical environment before plotting it on the map.

6. DESCRIPTION OF THE AREA

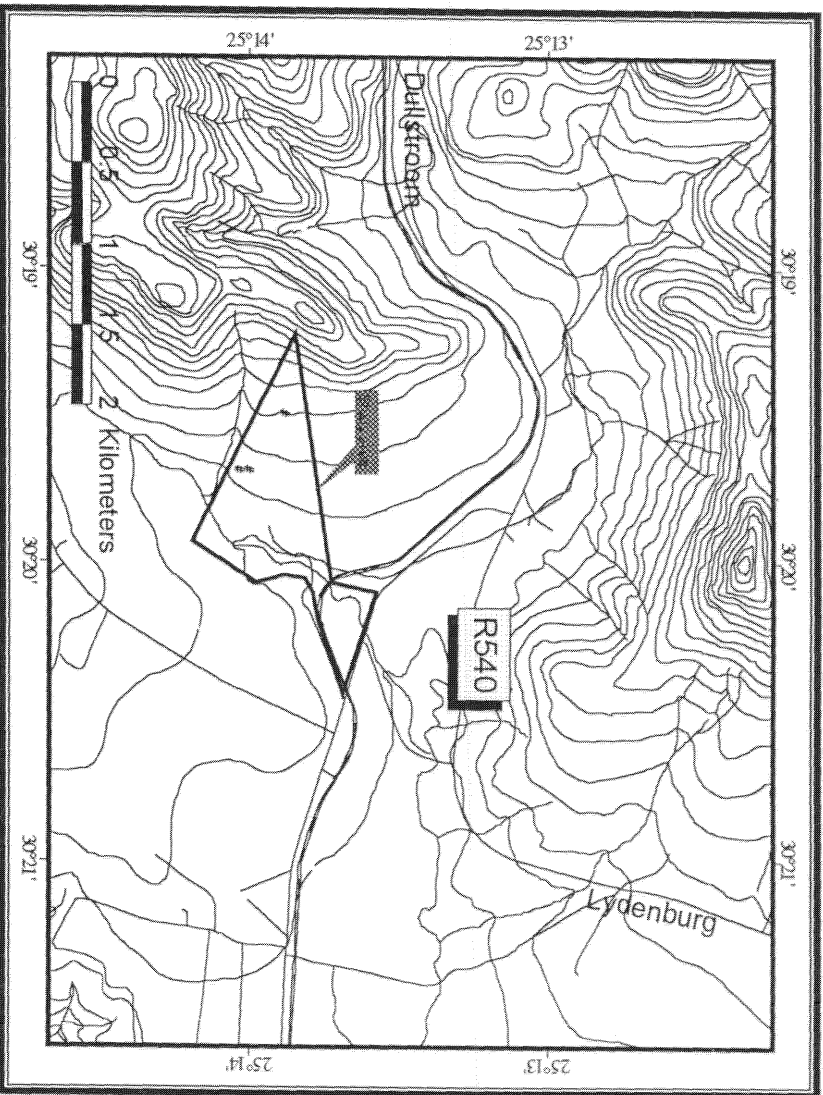


Figure 1. Location of the study area.

The area that was surveyed is located on portion 2 of the farm Boshoeck 741T, south of Lydenburg, in the Lydenburg district of Mpumalanga (see Fig. 1).

The geology of the area consists of sand, becoming shale to the west of the study area. The topography can be described as strongly undulating plains, changing to high mountains in the west. The vegetation is classified as North Eastern Mountain Grassland, but is currently strongly influenced by agricultural activities.

7. DISCUSSION

(Refer to Appendix 2)

The larger geographical area has a rich and varied history.

Stone Age people are known to have occupied the area at least since Middle Stone Age times, although this area was in all probability to cold for them to occupy through the year. Late

Stone Age people are also known to have been here, based on the occurrence of a number of painted rock shelters in the larger geographical area.

Early Iron Age settlement occurs in the larger geographical area, with sites such as the Lydenburg heads site, which dates to AD 500, as being the most important.

However, it was only during later times, from c. 1500, that Iron Age settlement started to take off on a large scale in the area. In one survey, Evers (1975) counted 166 Late Iron Age settlements in the area between Lydenburg in the north and Machadodorp in the south. Each of these consisted of an average of 32 smaller units, of homestead size.

These sites were built of stone and had very complex layouts. However, the sites were usually not occupied for long periods, probably only a generation or two. Some researchers attribute these sites to the Koni people, who had their origin in the vicinity of present day Swaziland.

Settlement of the area by whites started off with the establishment of Lydenburg as town. Soon afterwards, farms were taken up. A number of old farmsteads occur in the area. A few informal cemeteries containing a varied number of graves were also identified.

A number of skimmishes took place in the area during the Anglo Boer War, for example at Badfontein and Klein Suikerboskop as well as Groot Suikerboskop.

7.1 Stone Age

No stone tools were noticed and no sites likely to be inhabited by Stone Age people occur in the survey area.

7.2 Iron Age

It is probable that the stone walled sites identified at Coromandel belonged to Late Iron Age. According to local informants, these sites were destroyed when a wattle plantation was established here in 1957. According to them, a lot of the stone was also removed for use when they built their houses in the vicinity. The site was again impacted when the area was cleared for the current development.

It is judged that very little material will be recovered from these sites

7.3 Historical period

One site, until recently occupied by farm labourers was identified in the survey area. However, it is judged to be of no significance

It has also been reported that a number of war graves dating to the Anglo Boer War as well as World War 2 Italian prisoner of war graves exists on Coromandel. Due to the dense vegetation they could not be found. However, they fall well outside the area of development

8. IDENTIFICATION OF RISK SOURCES

The following project actions may impact negatively on archaeological sites and other sites of cultural importance. The actions are most likely to occur during the construction phase of the proposed project.

- Construction activities such as digging of foundations and other trenches may uncover hidden archaeological remains, especially in the areas indicated above.

9. RECOMMENDATIONS

The aim of the survey was to locate, identify, evaluate and document sites, objects and structures of cultural significance found within the boundaries of the area in which it is proposed to develop the township and its infrastructure.

Based on what was found and its evaluation, it is recommended that the proposed development can continue, on condition of acceptance of the following recommendations:

- Although it is stated under recommended management action for each of the sites (see Appendix 2) that no further investigation/action is necessary, it must be kept in mind that there were archaeological sites here. Therefore, if archaeological material is exposed during construction work, it should immediately be reported to a museum, preferably one at which an archaeologist is available, so that an investigation and evaluation of the finds can be made.

10. REFERENCES

10.1 Data bases

Archaeological Data Recording Centre, National Cultural History Museum, Pretoria.

Environmental Potential Atlas, Department of Environmental Affairs and Tourism.

10.2 Literature

Acocks, J.P.H. 1975. *Veld Types of South Africa*. Memoirs of the Botanical Survey of South Africa, No. 40. Pretoria: Botanical Research Institute.

Evers, T. M. 1975. Recent Iron Age research in the Transvaal. *South African Archaeological Bulletin* 30:71-83.

Holm, S.E. 1966. *Bibliography of South African Pre- and Protohistoric archaeology*. Pretoria: J.L. van Schaik.

Mason, R.J. 1962. *Prehistory of the Transvaal*. Johannesburg: Witwatersrand University Press.

Richardson, D. 2001. *Historic sites of South Africa*. Cape Town: Struik Publishers.

Van Riet Lowe, C. n.d. *The distribution of Prehistoric rock engravings and paintings in South Africa*. Archaeological Survey, Archaeological Series No. 7.

Van Warmelo, N.J. 1935. *A Preliminary survey of the Bantu Tribes of South Africa*. Ethnological Publications No. 5. Pretoria: Government Printer.

Van Warmelo, N.J. 1977. *Anthropology of Southern Africa in Periodicals to 1950*. Pretoria: Government Printer.

Van Wyk-Rowe, C. 1997. The prehistorical and early historical inheritance of the Mpumalanga escarpment. *Research by the National Cultural History Museum* 6:59-77.

10.3 Maps

1 : 50 000 Topocadastral maps – 2530AB

10.4 Interviews

Mr Abel Manzini, former foreman on the farm

Mr David Maphanga, current worker on the farm

Mr Elias Mahlangu, Chairman of the Coromandel Housing Support Committee

11. PROJECT TEAM

J van Schalkwyk

APPENDIX 1: STANDARDIZED SET OF CONVENTIONS USED TO ASSESS THE IMPACT OF PROJECTS ON CULTURAL RESOURCES

Significance of impact:

- low where the impact will not have an influence on or require to be significantly accommodated in the project design
- medium where the impact could have an influence which will require modification of the project design or alternative mitigation
- high where it would have a “no-go” implication on the project regardless of any mitigation

Certainty of prediction:

- Definite: More than 90% sure of a particular fact. Substantial supportive data to verify assessment
- Probable: More than 70% sure of a particular fact, or of the likelihood of that impact occurring
- Possible: Only more than 40% sure of a particular fact, or of the likelihood of an impact occurring
- Unsure: Less than 40% sure of a particular fact, or the likelihood of an impact occurring

Recommended management action:

For each impact, the recommended practically attainable mitigation actions which would result in a measurable reduction of the impact, must be identified. This is expressed according to the following:

- 1 = no further investigation/action necessary
- 2 = controlled sampling and/or mapping of the site necessary
- 3 = preserve site if possible, otherwise extensive salvage excavation and/or mapping necessary
- 4 = preserve site at all costs

Legal requirements:

Identify and list the specific legislation and permit requirements which potentially could be infringed upon by the proposed project, if mitigation is necessary.

APPENDIX 2: SURVEY RESULTS²

[Previous site numbers relate to other known sites on a particular ¼ degree sheet already documented in the ADRC, and does not necessarily refer to sites occurring on or close to the specific area of development.]

Map datum used: Hartheeshoek 94 (WGSS84).

1. Site number: 2530AB13

Location: Bosoord 74JT: S 25° 13'52.7"; E 30° 19'29.9"

Description: An area, approximately 75 metres across, where a lot of stones occur. Amongst this, potsherds, lower as well as upper grinding stones and a few pieces of bone was found.

Discussion: This seems like a Late Iron Age stone walled settlement. However, it was in all probability destroyed when a wattle plantation was established here in 1957. According to local informants, a lot of the stone was also removed for use when they built their houses in the vicinity. The site was again impacted when it was cleared for the current development.

Significance of impact: High

Recommended management action: 1 = no further investigation/action necessary

Legal requirements: None, as the site is already destroyed

2. Site number: 2530AB14

Location: Bosoord 74JT: S 25° 14'00.2"; E 30° 19'41.2"

Description: Remains of a rectangular structure built from sun dried mud bricks. According to local informants, the family with the surname of Mohlongo lived here, but they moved away in 1953.

Discussion: This structure is viewed as having no significance. Very little remain of this structure, it is not older than 60 years and similar structures are located on different sections of the farm.

Significance of impact: High

Recommended management action: 1 = no further investigation/action necessary

Legal requirements: None

3. Site number: 2530AB15

Location: Bosoord 74JT: S 25° 14'01.9"; E 30° 19'41.5"

Description: An area, approximately 50 metres across, where a lot of stone as well as potsherds were found.

Discussion: This seems like a Late Iron Age stone walled settlement. However, it was in all probability destroyed when a wattle plantation was established here in 1957. According to local informants, a lot of the stone was also removed for use when they built their houses in the vicinity. The site was again impacted it was cleared for the current development.

Significance of impact: High

Recommended management action: 1 = no further investigation/action necessary

Legal requirements: None, as the site is already destroyed

²² See Appendix 1 for an explanation of the conventions used in assessing the cultural remains.

APPENDIX 3: GLOSSARY AND ABBREVIATIONS

This section is included to give the reader some necessary background. It must be kept in mind, however, that these dates are all relative and serve only to give a very broad framework for interpretation.

STONE AGE

Early Stone Age (ESA)	2 000 000 - 150 000 Before Present
Middle Stone Age (MSA)	150 000 - 30 000 BP
Late Stone Age (LSA)	30 000 - until c. AD 200

IRON AGE

Early Iron Age (EIA)	AD 200 - AD 1000
Late Iron Age (LIA)	AD 1000 - AD 1830

HISTORICAL PERIOD

Since the arrival of the white settlers - c. AD 1840 in this part of the country

ADRRC - Archaeological Data Recording Centre

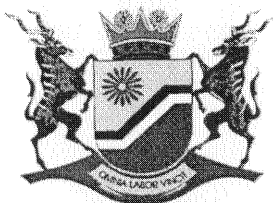
core - a piece of stone from which flakes were removed to be used or made into tools

SAHRA - South African Heritage Resources Agency

K1695 Heritage Impact Assessment/april'04

MPUMALANGA PROVINCIAL GOVERNMENT

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**Department of Agriculture &
Land Administration**
OFFICE OF THE HEAD OF DEPARTMENT

Department van
Landbou en
Grondadministrasie

Litiko
LeTekulima
Nekuphatfwa
Kwemhlaba

Umnyango
weZokulima
neZokuphathwa
kweNarha

Ref.: HLA 15/3/1/1/31[3]
Enq.: M Stoop

PLAN 2 SURVEY
TOWN AND REGIONAL PLANNERS
P O Box 3203
NELSPRUIT
1200

FAX: [013] ^{741 3752}~~755 2803~~

Sir

RE: TOWN ESTABLISHMENT APPLICATION IN TERMS OF CHAPTER 1, SECTION 3[1] OF THE LESS FORMAL TOWNSHIP ESTABLISHMENT ACT, 1991 [ACT 113 OF 1991]: ON PART OF THE REMAINDER AND PART OF PORTION 2 OF THE FARM BOSOORD NO. 74 JT AND PORTION 5 OF THE FARM ZWAGERSHOEK NO. 82 JT: EMSHININI TOWN

Kindly be informed that the MEC of Agriculture and Land Administration **designate** the land by virtue of Section 2 of the Less Formal Township Establishment Act, 1991 [Act 113 of 1991] on Part of the Remainder and part of Portion 2 of the farm Bosoord No, 74 JT and Portion 5 of the farm Zwagershoek No. 82 JT

The MEC of Agriculture and Land Administration declare that the stipulations of the Less Formal Township Establishment Act, 1991 [Act 113 of 1991] is applicable to the designated land describe in the notice.

The MEC of Agriculture and Land Administration **granted approval** for the attached Layout Plan and the Conditions of Establishment

Yours faithfully

MR BM DRY
DIRECTOR: LAND ADMINISTRATION.

26-08-04
DATE

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF CHAPTER 1 OF THE LESS FORMAL TOWNSHIPS ESTABLISHMENT ACT, 1991 (ACT NO 113 OF 1991), ON PART OF THE REMAINDER AND PART OF PORTION 2 OF THE FARM BOSOORD NO 74-JT, AND PORTION 5 OF THE FARM ZWAGERSHOEK NO 82-JT, MPUMALANGA PROVINCE BY THE THABA CHEWU LOCAL MUNICIPALITY ACTING AS A SUPPORT ORGANIZATION ON BEHALF OF THE COROMANDEL HOUSING SUPPORT COMMITTEE (HEREAFTER REFERRED TO AS THE LAND DEVELOPMENT APPLICANT) AND BEING THE PERSON OR BODY TO WHOM THE LAND WAS MADE AVAILABLE BY THE COROMANDEL FARMERS TRUST, HAS BEEN APPROVED

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE APPROVAL OF THE GENERAL PLAN

(1) TOWNSHIP NAME AND STREET NAMES

The Land Development Applicant shall ensure that:

- (a) The township name extension of the proposed township has been approved by the Surveyor General; and
- (b) The street names of the proposed township has been approved by the local authority.

(2) ENVIRONMENTAL AND ARCHAEOLOGICAL AUTHORIZATION

The Land Development Applicant shall ensure that relevant authorizations are in place to accommodate the proposed development, and service infrastructure.

(3) GENERAL

The Land Development Applicant shall comply with the provisions of Section 15 of the Less Formal Townships Establishment Act, 1991 (Act No 113 of 1991).

2. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Emshini.

(2) LAYOUT/DESIGN

The township shall consist of erven and streets as indicated on Layout Plan K1695/3.

(3) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF POST OFFICE / TELKOM PLANT

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

(4) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF ESKOM POWER LINES

HOUSING R.

PO BOX 546 X 11304
NELSPRUIT 1200

2004-03-26

Approved: 1 [Signature]

TEL: (019) 755 3307/25 777
MPUMALANGA PROV.

If, by any reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing Eskom powerlines, the cost thereof shall be borne by the Land Development Applicant of the township.

(5) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES

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

(6) RESTRICTION ON THE DISPOSAL OF ERVEN

The Land Development Applicant of the township shall not, offer for sale or alienate Erf 138 from the date of the opening of the Township Register, or commencing with the registration of initial ownership, to any person or body other than the Mpumalanga Province Provincial Government unless the Mpumalanga Province : Department of Education, Arts, Culture and Sports has indicated in writing that the Department does not wish to acquire the erf.

(7) RESTRICTION ON DEVELOPMENT OF ERVEN

Erven 56 to 59 and 157 to 160 can only be developed if the Land Development Applicant of the township, compacts such land, and a geotechnical engineer / consultant certifies the land suitable, for the development intended.

(8) LAND FOR PUBLIC/MUNICIPAL PURPOSES

The following erven shall be transferred to the local authority by and at the expense of the Land Development Applicant:

(a) Park : 310, 382, and 394

(9) LAND USE CONDITIONS

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by MEC : Housing and Land Administration of the Mpumalanga Provincial Government, in terms of the provisions of Less Formal Township Establishment Act, 1991 (Act No 113 of 1991).

(a) ALL ERVEN

(i) The use of the erf is defined and subject to such conditions as are contained in the Annexure: Emshiniini : Land Use Conditions, 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 supercede those contained in the aforesaid Land Use Conditions.

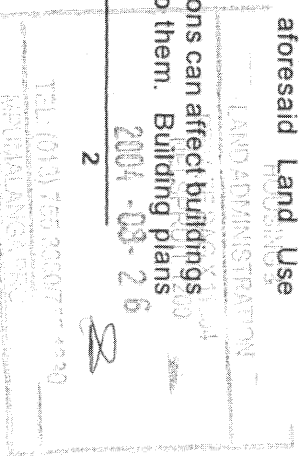
(iii) The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans

LAND ADMINISTRATION

2004-03-26

2

Conditions of Establishment



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MPUMALANGA

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 buildings and structures as a result of detrimental foundation conditions, unless it is proved to the local authority that such measures are not necessary or that the same purpose can be achieved by other more affective means:- Specific precautionary measures may need to be entertain on Erven 270 to 282, due to close proximity to a water course, and historic agricultural potential use of such land.


- (b) Erven: 1 to 125, 127 to 136, 139 to 170, 172 to 194, 196 to 202, 205 to 223, 226 to 243, 246 to 309, 311 to 341, 343 to 350, 352 to 368, 370 to 381, 383 to 391, 393 and 395 to 432.
The use zone of the erf shall be "Residential".
- (c) Erf 369.
The use zone of the erf shall be "Business".
- (d) Erven 138 and 342.
The use zone of the erf shall be "Community Facility: Mixed Uses".
- (e) Erven 126, 137, 224, 244, 351 and 392.
The use zone of the erf shall be "Community Facility (Church)".
- (f) Erf 204
The use zone of the erf shall be "Community Facility (Creche)".
- (g) Erven 310, 382 and 394.
The use zone of the erf shall be "Public Open Space".
- (h) Erven 225 and 245
The use zone of the erf shall be "Private Open Space".
- (i) Erven 171, 195, 203, 433 and 435.
The use zone of the erf shall be "Municipal".
- (j) Erf 434
The use zone of the erf shall be "Special-security / police station".
- (k) Certain Properties
Any property directly abutting on a 20m reserve main road, cannot enjoy access from the 20m reserve of the main road, except with the consent of the local authority.

Conditions of Establishment

LAND ADMINISTRATION
PRIVATE BAG X11884
HILSPRUIT 1200

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2004-08-26



(1) Erven 225 and 435

An 8m building line shall be made applicable along any boundary of the erf abutting on a railway line.

3. **CONDITIONS TO BE COMPLIED WITH BEFORE THE TOWNSHIP CAN BE DECLARED AN APPROVED TOWNSHIP**

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

The Land Development Applicant of the township, shall satisfy the Local Authority that upgradable internal and external engineering services in and for the township shall be provided.

(2) **REMOVAL OF LITTER**

The Land Development Applicant shall at his own expense cause all litter within the township area to be removed.

(3) **PROTECTION/REMOVAL OF GRAVES**

If appropriate, the Land Development Applicant shall at his own expense cause the existing graves (if any), to be properly protected to the satisfaction of the local authority, and if, by reason of the establishment of the township it should become necessary to remove the graves (if any), the cost thereof shall be borne by the Land Development Applicant.

(4) **FILLING IN OF EXISTING EXCAVATIONS OR DONGAS**

The Land Development Applicant shall at his own expense cause the existing excavations or dongas affecting any erven, to be filled

(5) **MINERAL RIGHTS**

The Land Development Applicant shall at his own expense cause all rights to minerals to be severed from the ownership of the land and to be reserved in a separate Certificate of Mineral Rights, if appropriate.

(6) **DISPOSAL OF SEWAGE, TRADE AND DOMESTIC EFFLUENTS**

The township applicant shall make the necessary arrangements to ensure that the Department of Water Affairs and Forestry has approved of arrangements regarding the disposal of sewage, trade and domestic effluents in respect of the township.

(7) **GENERAL**

The township applicant shall comply with the provisions of Section 17 of the Less Formal Township Establishment Act, 1991 (Act No 113 of 1991).

4. **CONDITIONS OF TITLE**

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

HOLINGS 5
LAND ADMINISTRATION
PRIV. SEC. NO. X 11394
MELBSPRUIT 1200

2004-08-26

8

Conditions of Establishment

TEL: 011 725 3200/755 1100
MUNICIPAL ENGINEER

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

(2) CONDITIONS IMPOSED BY THE MEC : HOUSING AND LAND ADMINISTRATION OF THE MPUMALANGA PROVINCIAL GOVERNMENT

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

(a) ALL ERVEN WITH THE EXCEPTION OF ERVEN FOR PUBLIC OR MUNICIPAL PURPOSES

(i) The erf is subject to:

- (aa) a servitude 3 metre wide along the street boundary;
- (bb) a servitude 2 metres along the rear (midblock) boundary; and
- (cc) a servitude along the side boundaries with an aggregate width of 3 metres and a minimum width of 1 metre,

in favour of the local authority for sewerage and other municipal purposes and in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the panhandle in favour of the local authority. Provided that the local authority may relax or grant exemption from the required servitudes.

(ii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as 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.

(b) ERVEN 1, 2, 7 TO 9 AND 12

The erf is to be made subject to a 2m wide servitude on the northern boundary, in favour of bulk water supply, where such servitude area can only be encroached with the consent of the service provider authority.

(c) ERVEN 138, 195, 198, 199, 310, 382, 384 TO 388, 393 AND 394

Any part of this site, as indicated on a General Plan and/or servitude diagram and/or small scale diagram, can be affected by a 3m wide servitude to accommodate a water channel servitude, to be protected at all times.

K1695 conditions/march'04

Conditions of Establishment


HOUSING A
LAND ADMINISTRATION
REF: 13-04-031304
FILE: P/UIT/1281
2004-05-28
TEL: (013) 753 3100
FACSIMILE: (013) 753 3101
MUNICIPAL ENGINEER

- (ii) The use zone of the erf can on application by the local authority concerned, on such terms as it may determine and subject to such conditions as it may impose, be altered.

HOUSING &
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PRIVILEGE ROAD XT1194
WELLSFORD 1200

2004-08-25
6

TEL: (012) 755 3200/755 3201
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Conditions of Establishment