



THE PROVINCE OF MPUMALANGA  
DIE PROVINSIE MPUMALANGA

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NELSPRUIT

23 April 2021

23 April 2021

**No: 3257**

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DEPARTMENT OF HEALTH

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**PROCLAMATIONS • PROKLAMASIES****PROCLAMATION NOTICE 22 OF 2021****EMALAHLENI LOCAL MUNICIPALITY****NOTICE OF APPROVAL OF EMALAHLENI AMENDMENT SCHEMES 2029, 2037, 2042, 2125, 2202, 2251, 2260 AND 2335**

The Local Municipality of Emalahleni declares hereby in terms of the provisions of Section 66 (5) of Emalahleni Spatial Panning and Land Use Management By-Law, 2016, has approved the amendment schemes below, being amendments of the Emalahleni Land Use Scheme, 2020, by the rezoning of the under mentioned properties from their present zonings to the new zoning as indicated below.

Amendment Scheme	Description of property	Present Zoning	New zoning
2029	A portion of Portion 151 (a portion of Portion 53) of the farm Blesboklaagte 296 JS	Industrial 2	Split zoning of Industrial 1 and Business 3 with Annexure 720 applicable to the Business 3 zoning for a Place of Amusement
2037	Erf 1444, eMalahleni (was Witbank) Extension 8	Residential 1	Business 3
2042	Erf 39, Del Judor	Residential 1	Business 4
2125	Erf 3055, eMalahleni (was Witbank) Extension 16	Residential 1	Business 4
2202	Holding 55, Jackaroo Agricultural Holdings Extension 2	Agricultural	Business 3 with Annexure 783 for the purpose of a Dwelling House
2251	Erf 6, Fransville	Residential 1	Business 3
2260	Erf 23, Reyno Ridge Extension 4	Residential 1	Residential 2
2335	Erf 257, Reyno Ridge Extension 5	Residential 1	Residential 2

Map 3 and the scheme clauses of the amendment schemes 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.

**HS MAYISELA**  
**MUNICIPAL MANAGER**

Civic Centre, Mandela Street, eMalahleni, 1035

P.O. Box 3 eMalahleni, 1035

Publication date: Provincial Gazette of Mpumalanga: 23 April 2021

**PROCLAMATION NOTICE 23 OF 2021****LEKWA LOCAL MUNICIPALITY****NOTICE OF APPROVAL OF AMENDMENT SCHEME 247**

The Local Municipality of Lekwa declares hereby in terms of the provisions of Section 66 (5) of Lekwa Spatial Panning and Land Use Management By-Law, 2016, has approved the amendment scheme below, being an amendment of the Lekwa Land Use Scheme, 2020, by the rezoning of the Remaining Extent of the farm Slagkraal 353 & Portion 7 (a portion of Portion 5) of the farm Joubertsvallei 337, Registration Division I.S., Province of Mpumalanga from Agriculture to Extraction.

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, Lekwa Local Municipality and are open for inspection at all reasonable times.

GPN Mhlango-Ntshangase  
Municipal Manager  
Lekwa Local Municipality  
P.O. Box 66  
Standerton  
2430

Publication date : Provincial Gazette of Mpumalanga: 16 April 2021

## PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

## PROVINCIAL NOTICE 41 OF 2021

**NOTICE IN TERMS OF THE PROVISIONS OF CHAPTER 5 CLAUSE 50 OF THE GOVAN MBEKI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016.**

**Application for:** The Establishment of a Township consisting of 3012 sites on the portion of the Remainder of Blesbokspruit 150 IS, within the Govan Mbeki Local Municipality Under the Gert Sibande District Municipality.

Real Development Planning Company, appointed by the Govan Mbeki Local Municipality hereby gives notice in terms of the provision of Chapter 5 Clause 50 of the Govern Mbeki Spatial Planning and Land Use Management By-Law, 2016 for: **The establishment of a township consisting of 3012 sites on the portion of the Remainder of Blesbokspruit 150 IS, within the Govan Mbeki Local Municipality Under the Gert Sibande District Municipality.**

The proposed Land Uses will comprise of the following:

- Medium Density Residential
- Low-Medium Density Residential
- High-Density Residential
- General Mixed-Use
- Institutional
- Public Open Space

Particulars of the Application will lie for inspection during normal office hours at the Govan Mbeki Local Municipality, (Bethal and Emzinoni) Bethal Civic Centre, Chris Hani Street, CBD Bethal, 2310, **from 23 April 2021.**

Objections to or representations in respect to the application must be lodged with or made in writing to the Govan Mbeki Local Municipality, (Bethal and Emzinoni) Bethal Civic Centre, Chris Hani Street, CBD Bethal, **from 23 April to 4 JUNE 2021.**

**Advertised:**

SOWETAN NEWSPAPER – 23 and 30 April 2021  
Provincial Gazette – 23 and 30 April 2021

**Name and Address of Applicant:**

Real Development Planning Company  
9 Leadwood Street  
Nelspruit  
1200

23–30

**ISAZISO NGOKWEMIBANDELA YESAHLUKO 5 ISICELO 50 SOMTHETHO KAMASIPALA WOKUHLELA NOKUSETSHENZISWA KOMHLABA, 2016.**

Ukufaka isicelo: Ukusungulwa Kwelokishi / indawo yokuhlala enezindawo ezingama-3012 engxenyeni yeNsalela yaseBlesbokspruit 150 IS, ngaphansi kukaMasipala Wendawo yaseGovan Mbeki Ngaphansi KukaMasipala Wesifunda iGert Sibande.

Inkampani i-Real Development Planning, eqokwe nguMasipala Wendawo yaseGovan Mbeki inikeza isaziso ngokuhlinzekwa kweSahluko 5 Isigaba 50 soMthetho kaMasipala Wokuhlelwa Kwezindawo kanye Nokulawulwa Kokusetshenziswa Komhlaba, we-Govern Mbeki Spatial Planning and Land Use Management, 2016: amasayithi engxenyeni yeNsalela yaseBlesbokspruit 150 IS, ngaphakathi kukaMasipala Wendawo yaseGovan Mbeki Ngaphansi kukaMasipala Wesifunda iGert Sibande.

Ukusetshenziswa Komhlaba kuzoba nokusetshenziswa okulandelayo:

- Ukuhlala kwabantu abaphakathi nendawo
- Indawo Yokuhlala Yobuningi Obuphakathi Naphakathi
- Indawo ehlala abantu abaningi kakhulu
- Ukusetshenziswa Okuxubile Okuvamile
- Isikhungo
- Indawo evulekile yomphakathi

Imininingwane yeSicelo izolalelwa ukuhlolwa ngezikhathi ezijwayelekile zomsebenzi kuMasipala Wendawo waseGovan Mbeki, (eBethal nase-Emzinoni) eBethal Civic Centre, eChris Hani Street, e-CBD Bethal, 2310, **kusukela mhla zingama 23 Mbasa 2021.**

Iziphikiso noma izethulo maqondana nesicelo kumele zifakwe noma zenziwe ngokubhaliwe kuMasipala Wendawo waseGovan Mbeki, (eBethal nase-Emzinoni) eBethal Civic Centre, kuChris Hani Street, e-CBD Bethal, **kusukela ngomhlaka-23 Mbasa kuya kumhlaka 4 Nhlanguvana 2021.**

**Kukhangisiwe:**

iSowetan Newspaper – 23 Mbasa 2021 nangezi 30 Mbasa 2021  
iGazethi Yesifundazwe – 23 Mbasa 2021 nangezi 30 Mbasa 2021

**Igama nekheli lomfakisicelo:**

Real Development Planning Company  
9 Umgwaqo uLeadwood  
eNelspruit  
1200

23–30

## PROVINCIAL NOTICE 42 OF 2021

## NOTICE OF APPLICATION IN TERMS OF THE GOVAN MBEKI SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016, CHAPTER 5 AND 6.

We, **Noksa 23 Town Planners** hereby give notice in terms of section 88 of the Govan Mbeki SPLUM By-Law, that I have applied to the Govan Mbeki Municipality for the following:

Application for: (indicate what is applicable applicable)

TYPE OF APPLICATION	
Establishment of Township or Extension of Boundaries of Township	
Amendment of land use scheme (Rezoning)	
Removal, Amendment or Suspension of a Restrictive or Obsolete Condition, Servitude or Reservation Registered Against the Title of the Land	
Consent or approval provided for in a provincial law	
Amendment or Cancellation of General Plan	
Subdivision and Consolidation	X
Permanent Closure of Public Places	
Temporary Use	

Application reference number: Case-**2018-01-0136** (reference number as provided by the municipality)

## Property Owner and information:

**The Remaining Extent of Portion 10 of the Farm Blesbokspruit 150 I.S** situated at: **the N17 towards Bethal Township.**

Owner: **Masilela Family Trust** held by title deed **T50201603.**

I the agent hereby gives notice in terms of section **62** of the Govan Mbeki Spatial Planning and Land Use Management By-Law, of the application for:

Subdivision of the site in order to obtain two portions which are +/- 10 hectares:

- **Proposed Portion1**                      **9,2481 hectares**
- **Proposed Portion 2**                      **10,6515 hectares**
- **Proposed Reminder**                      **169.2695 hectares**

Particulars of the application will lie for inspection during normal office hours at the Office of Manager Town and Regional Planning, Room 323 3<sup>rd</sup> floor, South Wing Municipal Buildings, for the period **30 days** from **23 April 2021** (date of notice).

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address within a period of **30 days** from **23 April 2021** (date of notice), being **24 May 2021** (last day for objections).

## Name and address of applicant:

**Noksa 23 Town Planners**  
**30 Viljoen Street, Krugersdorp, 1739**  
**Post box, 33454, Kenmare, 1745**  
**Telephone No: 011 660 1504**  
**Email: info@noksa.co.za**

## PROVINSIALE KENNISGEWING 42 VAN 2021

**KENNISGEWING VAN AANSOEK INGEVOLGE DIE VERORDENING VAN GOVAN MBEKI RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR, 2016, HOOFSTUK 5 EN 6.**

**Ons, Noksa 23 Stadsbeplanners, gee hiermee kennis in terme van artikel 88 van die Govan Mbeki SPLUM-verordening, dat ek by die Govan Mbeki-munisipaliteit aansoek gedoen het vir die volgende: Aansoek vir:** (dui aan wat van toepassing is)

<b>TIPE AANSOEK</b>	
<i>Stigting van dorp of verlenging van dorpsgrense</i>	
<i>Wysiging van grondgebruikskema (Hersonering)</i>	
<i>Opheffing, wysiging of opskorting van 'n beperkende of verouderde toestand, serwituut of reservasie wat teen die titel van die land geregistreer is</i>	
<i>Toestemming of goedkeuring waarvoor 'n provinsiale wet voorsiening maak</i>	
<i>Wysiging of kansellering van die algemene plan</i>	
<i>Onderverdeling en konsolidasie</i>	X
<i>Permanente sluiting van openbare plekke</i>	
<i>Tydlike gebruik</i>	

**Aansoekverwysingsnommer:** Saak-**2018-01-0136** (verwysingsnommer soos verskaf deur die munisipaliteit)

**Eiendomseienaar en inligting:**

**Die oorblywende gedeelte van Gedeelte 10 van die plaas Blesbokspruit 150 I.S** geleë op: **die N17 in die rigting van die gemeente Bethal.**

**Eienaar:** **Masilela Family Trust** gehou deur titelakte **T50201603.**

Die agent gee hiermee ingevolge artikel **62** kennis van die Verordening op Govan Mbeki Ruimtelike Beplanning en Grondgebruikbestuur, van die aansoek om:

Onderverdeling van die perseel om twee gedeeltes van +/- 10 hektaar te verkry:

- **Voorgestelde gedeelte1**                      **9 2481 hektaar**
- **Voorgestelde Gedeelte 2**                      **10 6515 hektaar**
- **Voorgestelde aanmaning**                      **169,2695 hektaar**

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van Bestuurder Stads- en Streekbeplanning, Kamer 323 3de verdieping, Suid-vleuel Munisipale Geboue, vir 'n tydperk van **30 dae** vanaf **23 April 2021** (datum van kennisgewing).

Besware teen of vertoe ten opsigte van die aansoek moet binne n tydperk van 30 dae vanaf **23 April 2021** (datum van kennisgewing), **op 24 Mei 2021** (laaste dag vir besware, skriftelik by die Munisipale Bestuurder by bovermelde adres ingedien of gerig word. ).

**Naam en adres van aansoeker:**

**Name and address of applicant:**

**Noksa 23 Town Planners**

**30 Viljoen Street, Krugersdorp, 1739**

**Post box, 33454, Kenmare, 1745**

**Telephone No: 011 660 1504**

**Email: info@noksa.co.za**

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 33 OF 2021****BUSHBUCKRIDGE LOCAL MUNICIPALITY  
PROCLAMATION OF THE TOWNSHIP RELANE RETAIL PARK**

In terms of the Provisions of Section 44 of the Bushbuckridge Land Use Management By-Law, 2014, Bushbuckridge Local Municipality hereby declares Relane Retail Park to be an approved township, subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

**CONDITIONS IMPOSED / ADDRESSED / CANCELLED ON THE TOWNSHIP “RELANE RETAIL PARK”, SITUATED ON PORTION 47 OF THE FARM DWARSLOOP 248-KU, BUSHBUCKRIDGE LOCAL MUNICIPALITY, MPUMALANGA PROVINCE.**

**1.1 GENERAL****1.1.1 NAME:**

The name of the township is “**RELANE RETAIL PARK**”

**1.1.2 LAYOUT/DESIGN:**

The township shall consist of 2 (two) erven as indicated on **Plan Number: GAP\_PtnRE\_Dwarsloop248KU\_TE\_01**.

**1.1.3. MINERAL RIGHTS**

The rights to minerals that have not yet been served from the ownership of the land that have not yet been reserved in a separate Certificate of Mineral Rights must be reserved from the ownership of the land and be reserved in a separate Certificate of Mineral Rights prior to the registration of the settlement.

**1.2** The applicant shall comply with the provisions of Section 29 of Bushbuckridge Local Municipality Spluma By-Law, 2014

**1.3** The township applicant/owner shall satisfy the municipality that the concerned amendment scheme has been submitted and approved with and can be published consecutively with the declaration of the township as an approved township.

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

**2.2** The township owner shall provide all essential services in terms of the provisions of Chapter 5 of the Bushbuckridge Local Municipality Spluma By-Law, 2014 prior to the registration of any stands in the township.



**3. CONDITIONS TO BE IMPOSED AND INCLUDED IN TITLE DEEDS OF ERVEN IN THE “RELANE RETAIL PARK” TOWNSHIP OR TO BE COMPLIED WITH BEFORE THE ERVEN IN TOWNSHIP BECOME REGISTRABLE.**

**3.1. CONDITIONS TO BE IMPOSED AND INCLUDED IN THE TITLE DEEDS OF ERVEN IN THE TOWNSHIP**

(1) Municipal Servitudes

(i) Both erven shall be subject to –

- A 16 meter building line along the D4393;
- A 16 meter building line along the R40; and
- A 5 meter building line alongside boundaries

All in favour of the Bushbuckridge Local Municipality for sewerage and other municipal purposes and, provided that the Municipality may relax or grant exemption from the required servitudes.

(ii) No buildings or other structures shall be erected within the aforesaid area and no long rooted trees shall be planted within the area of such servitude or within 1 metre thereof.

(iii) The Bushbuckridge Local Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such materials as may be excavated by it during the course of construction, maintenance or removal of such sewerage mains and or other works as it, in its discretion, may deem necessary and shall further be entitled to a reasonable access to the said land for the aforesaid purposes, 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 municipality.

**3.1. CONDITIONS TO BE IMPOSED AND TO BE COMPLIED WITH BEFORE THE ERVEN IN TOWNSHIP BECOME REGISTRABLE.**

3.1. Environmental Management

3.1.1. The township applicant/owner shall at its own expense ensure that an Environmental Management Plan (EMP) is submitted to the Department of Agriculture Rural Development Land and Environmental Affairs (DARDLEA) for approval before construction commences.

3.1.2. The township applicant/owner must ensure that all conditions imposed by the Department of Agriculture Rural Development Land and Environmental Affairs (DARDLEA) in terms of the Record of Decision (ROD) issued by the said Department are adhered to.

### 3.2. Engineering Services

- 3.2.1. The township applicant/owner shall install and provide internal engineering services in the township as provided for in the service level agreement.
- 3.2.2 The municipality shall install and provide external engineering services for the township as provided for in the service level agreement.

## 4. CONDITIONS IMPOSED

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

### 4.1 ALL ERVEN

- 4.1.1. The use of the erf is as defined and subjected to such conditions as are contained in the Land Use Conditions in points 4.1.9 & 4.1.10 hereafter: Provided that on the date of which a town planning scheme relating to the erf comes into force the right and obligations contained in such scheme shall supersede those contained in the aforesaid Land Use Conditions.

#### 4.1.2. Soil Conditions:

If required, a soil report, drawn up by a qualified person acceptable to the Bushbuckridge Local Municipality indicating the soil conditions of the erf and recommendations as to suitable founding methods and depths shall be submitted to the Bushbuckridge Local Municipality simultaneously with the submission of building plans prior to commencement of any building operations on the erf.

#### 4.1.3. Advertising:

Unless prior the approval of the Bushbuckridge Local Municipality has been obtained no hoarding for the display of advertisements shall be erected nor shall any advertisements be displayed on the site other than a plate or board, not exceeding 0.6 X 0.5m, which may be affixed to the fence.

#### 4.1.4. Site Development Plan and Building Plans:

A Site Development Plan showing the dimensions of the site and the proposed development on site shall be submitted to the Municipality for approval prior to the submission of building plans. Such Site Development Plan and Building Plans must be submitted to the Municipality for approval.

#### 4.1.5. Drainage:

The applicant/Local Authority (whoever is responsible for the drainage of the Township) shall build the drainage scheme at his cost simultaneously with the construction of the roads and the drainage scheme for the Township.

In terms of Section 84 of the Road Ordinance, 1957, the applicant shall arrange the drainage of the Township in such a way that it will fit in with the drainage of the road, taking into account the capacity of the system. He shall receive and dispose all the storm water running from the road or being diverted from the road. The State or the Provincial Government will not be responsible for any damage caused by or arising from such storm water.

4.1.6. Access:

Any access to the township, whether it is permanent or temporary, shall be built to the satisfaction of the Departmental Head: Department of Roads and Transport as well as the South African National Roads Agency before it is used.

4.1.7. Telkom SA:

Telkom SA reserves the right to lay telephone cable and erect overhead plant, within the normal building line servitude provided for each erf in terms of the relevant Land Use Management Scheme.

4.1.8. **ERF 1**

The use zone of the erf shall be "Business 1"

Number of Erven:	1
Ruling erf size:	31 300 m <sup>2</sup>
Maximum FAR:	0.25
Coverage:	80%
Maximum Height:	3 Storeys (excluding parking levels/basements)
Proposed Land Uses: As per	Scheme – Retail Shops
Parking:	Retail Shops: 6 parking bays per 100m <sup>2</sup> Gross Floor Area Storage and Other uses: 2 parking bays per 100m <sup>2</sup> Gross Floor Area.

4.1.9. **ERF 2**

The use zone of the erf shall be "Industrial 1"

Number of Erven:	1
Erf size:	5 000 m <sup>2</sup>
Maximum FAR:	0.5
Coverage:	80%
Maximum Height:	2 Storeys (excluding parking levels/ basements)
Proposed Land Uses: As per	Scheme – Filling Station
Parking:	Filling Station: 6 parking bays per 100m <sup>2</sup> Gross Floor Area; Storage and Other uses: 2 parking bays per 100m <sup>2</sup> Gross Floor Area

**BUSHBUCKRIDGE LOCAL MUNICIPALITY  
NOTICE OF APPROVAL OF AMENDMENT SCHEME T011/2016/DWA**

Bushbuckridge Local Municipality hereby declares in terms of the provisions of Section 49 of the Bushbuckridge Land Use Management By-Law, 2014, that it has approved an amendment Scheme, being an amendment of the Bushbuckridge Land Use Scheme, 2017, comprising the same land as included in the township Relane Retail Park

Map 3 and scheme clauses of the amendment scheme are filed with the office of the Director: Economic Development, Planning and Environment Planner, Bushbuckridge Local Municipality and are open for inspection at all reasonable times. This amendment is known as Bushbuckridge Amendment Scheme T011/2016/DWA and shall come into operation on the date of publication of this notice.

C.A NKUNA  
MUNICIPAL AMANAGER

R533 Graskop Road opp. Mapulaneng DLTC  
Maviljan Region  
Bushbuckridge  
1280

P.O. Box 9380  
Bushbuckridge  
1280

## LOCAL AUTHORITY NOTICE 35 OF 2021

**MSUKALIGWA MUNICIPALITY**

P.O. Box / Posbus 48  
ERMELO 2350

Tel: 017-8013500  
Fax: 017 8013851

**PUBLIC NOTICE CALLING FOR INSPECTION OF GENERAL VALUATION ROLL AND LODGING OF OBJECTIONS**

Notice is hereby given in terms of Section 49(1)(a)(i) of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), herein referred to as the "Act", that the valuation roll for the financial years **1 July 2021 till 30 June 2023**, is open for public inspection at the addresses listed below, from **22 APRIL 2021 until 25 JUNE 2021**. In addition the valuation roll is available at website [www.msukaligwa.gov.za](http://www.msukaligwa.gov.za).

An invitation is hereby made in terms of the Section 49(1)(a)(ii) of the Act that any owner of a property or other person who so desires can lodge an objection with the municipal manager in respect of any matter reflected in, or omitted from the valuation roll within the abovementioned period. Only objections received in the prescribed form will be accepted.

Attention is specifically drawn to the fact that in terms of Section 50(2) of the Act, an objection must be in relation to a specific individual property and not against the valuation roll as such. The form for the lodging of an objection is obtainable at the addresses listed below, or website: [www.msukaligwa.gov.za](http://www.msukaligwa.gov.za).

The completed objection form must be returned to the address below, before or on **31 MAY 2021**. **No objections received by fax or e-mail will be accepted.**

**Please note the following:**

- A) The date of valuation is **1 JULY 2020**.
- B) The amount of property rates payable on the new valuation **will only be determined** once the budget process has been completed.
- C) The **category** for the property is determined by the **actual usage** of the property. (Section 8 of the MPRA.)

**For any enquiries please contact the Municipal Office – Telephone no. 017-801 3623 (Me. F. Labuschagne), 017-801 3519 (Me. S Zikalala).**

Yours faithfully,

**Acting Municipal Manager (MR.S.I. MALAZA )**

**Msukaligwa Municipality Offices:**

Civic Centre  
C/o Kerk & Taute Street  
Ermelo  
Enq: (017) 801 3638

Wesseltown Offices (017 801 3736  
Breyten Offices (017)801 3783  
Lake Chrissie Offices (017) 801 3761  
Davel Offices (017)801 3760  
Lothair Offices (017)801 3762





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Nel Street, Nelspruit, 1200. Tel. (01311) 5-2133.