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Provincial Gazette Provinsiale Koerant

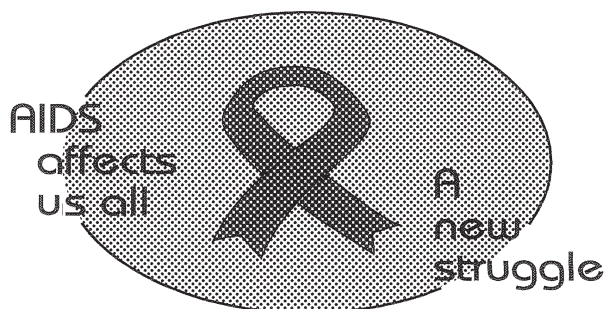
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PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS
PROVINCIAL NOTICE 81 OF 2021

PUBLIC NOTICE

**MOTIVATING MEMORANDUM IN SUPPORT OF THE APPLICATION FOR
REZONING OF PORTION 4 OF THE FARM RONDEBOSCH 403-JS
WITHIN THE STEVE TSHWETE LOCAL MUNICIPALITY, DONE IN TERMS
OF THE STEVE TSHWETE LOCAL MUNICIPALITY BY-LAW, 2016.**

I, Fumani Mathebula of Ngoti Development Consultants hereby give notice as provisioned in Section 20 of the Steve Tshwete Spatial Planning and Land Use Management By-Law 2016 that I intend to apply to the Steve Tshwete Local Municipality for amendment of the Steve Tshwete Land Use Scheme, 2019. The application is for the rezoning of Portion 9 of the farm Rockdale 442-JS, situated in Middelburg, from "Agricultural" to "Industrial 4" use zone. The rezoning will accommodate the use of the Eskom substation.

Particulars of this application will lie for inspection during normal office hours at the Town Planning Department, 14 Sadc Street, Middelburg, 1055 for a period of 28 days from the 13th of August 2021. Objections to or representation in respect to the application must be lodged with or made in writing and handed to the abovementioned offices and addressed to the Municipal Manager of the Steve Tshwete Local Municipality.

Details of Authorized Agent:

Ngoti Development Consultants

Address: Unit 11 King Fisher Building, Hazeldean Office Park, 687 Silverlakes Road, Pretoria

Contact Person: K Mosoeunyane

Telephone No. 012 770 4022 or 072 960 8238

E-mail: kamogelo@ngoti.co.za

13-20

ISAZISO SOMPHAKATHI

**UKUKHUTHAZA IMEMORANDAMU EKUSEKELENI ISICELO
SOKUTSHINTSHWA KWEZIMBALI KWESIQEPHU 4 SEFAMA
RONDEBOSCH 403-JS NGAPHAKATHI KOMASIPALA WESIKHATHI
SESITEVE TSHWETE, OKWENZIWE NGOKOMTHETHO KAMASIPALA
WESITEWE TSHWETE, 2016.**

Mina, Fumani Mathebula weNgoti Development Consultants ngalokhu ngenza isaziso njengoba kuhlizekwe eSigabeni 20 seSteve Tshwete Spatial Planning and Land Use Management By-Law 2016, ukuthi ngihlose ukufaka isicelo kuMasipala Wendawo yaseSteve Tshwete ukuze kuchitshiyelwe iSteve Tshwete Land Use Isikimu, 2019. Isicelo esokushintshwa kukhethwe kabusha kweSiqephu 9 sepulazi i-Rockdale 442-JS, esiseMiddelburg, sisuselwa endaweni yokusetshenziswa kwe-“Agricultural” kuya ku- “Industrial 4”. Ukucwaswa kabusha kuzongena ekusetshenzisweni kwesiteshi sika-Eskom.

Imininingwane yalesi sicelo izolalelwa ukuhlolwa ngezikhathi eziwayelekile zomsebenzi eMnyangweni Wezokuhlelwa Kwedolobha, ku-14 Sadc Street, Middelburg, 1055 isikhathi esiyizinsuku ezingama-28 kusukela ngomhla ka-13 Agasti 2021. Ukuphikiswa noma ukumelwa maqondana nesicelo kumele kufakwe. enziwe noma ebhalwe phansi yanikelwa kula mahhovisi ashiwo ngenhla futhi yabhekiswa kuMphathi kaMasipala woMasipala Wendawo yaseSteve Tshwete.

Imininingwane ye-Agent Authorized:

Ikheli: Unit 11 King Fisher Building, Hazeldean Office Park, 687 Silverlakes Road, Pretoria

Imininingwano Yokuxhumana: K Mosoeunyane

Inombolo yocingo: 012 770 4022 or 072 960 8238

I-imeyili: kamogelo@ngoti.co.za

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PROVINCIAL NOTICE 82 OF 2021

**DECLARATION OF AN AREA AS PART OF AN EXISTING NATURE RESERVE UNDER
SECTION 23 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS
ACT (ACT 57 OF 2003) (AS AMENDED)**

Notice is hereby given by the Member of the Executive Council (MEC) for the Department of Agriculture, Rural Development, Land and Environmental Affairs in Mpumalanga Province, Mr. M. Msibi, in terms of Section 23 (1) (a) (ii) and (b) of the National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) (as amended) of the declaration of an area as part of the **Blyderivierspoort Nature Reserve**, located within the Thaba Chweu Local Municipality and the BushbuckRidge Local Municipality, on the properties, the boundaries of which are as indicated in Addendum 1 and Addendum 2 hereto.

The purpose for the declaration of the aforementioned area as part of the Blyderivierspoort Nature Reserve is as follows:

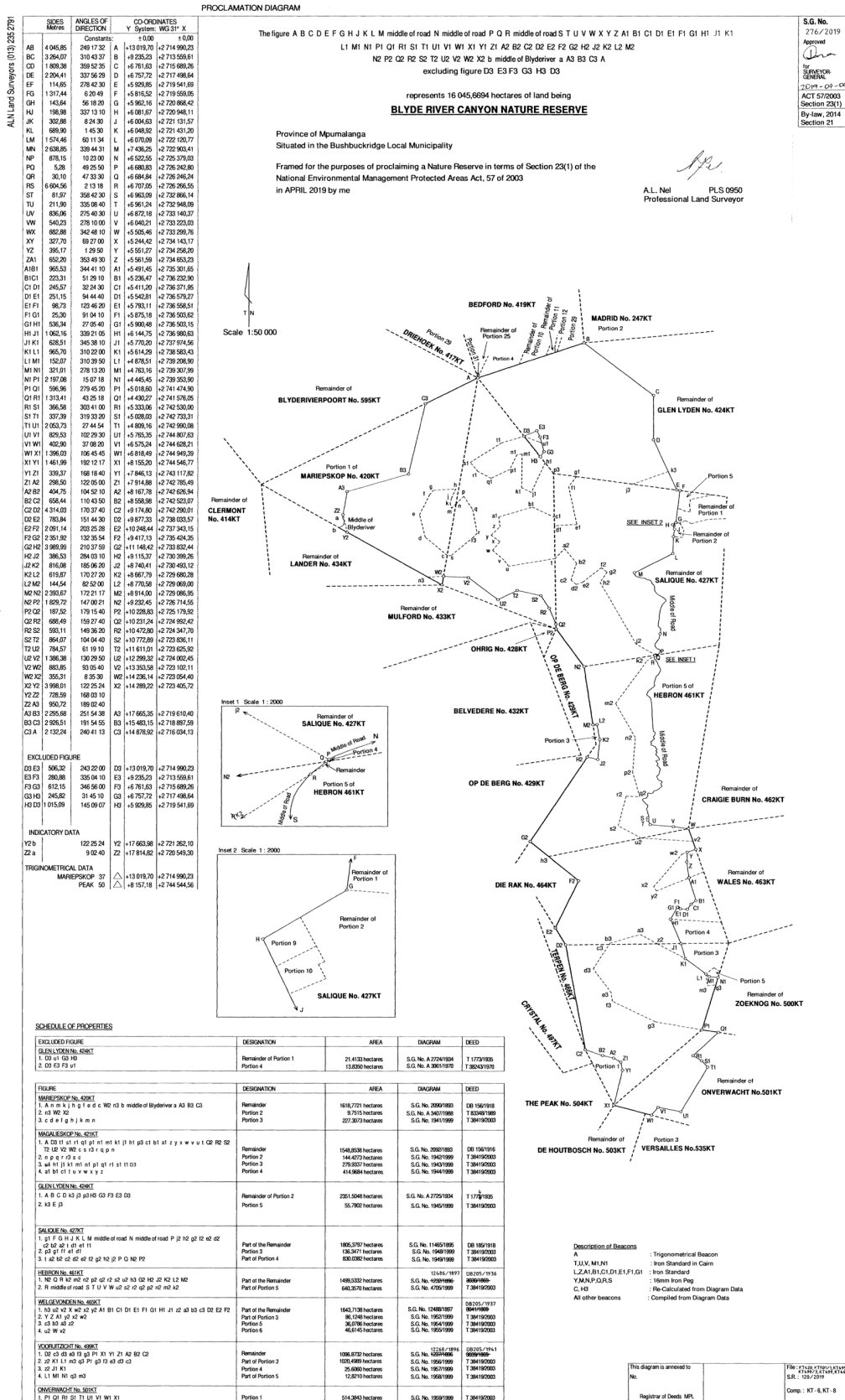
- *To protect the area if the area has significant natural features or biodiversity;*
- *Is in need of long term protection for the maintenance of its biodiversity or for the provision of environmental goods and services; and*
- *To provide for nature based recreation and tourism opportunities.*

**DECLARATION OF AN AREA AS PART OF AN EXISTING NATURE RESERVE UNDER
SECTION 23 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS
ACT (ACT 57 OF 2003)**

**ADDENDUM 1: SCHEDULE OF PROPERTIES DECLARED AS PART OF THE
BLYDERIVIERSPOORT NATURE RESERVE**

The Remainder of Mariepskop No. 420 KT; Portion 2 of Mariepskop No. 420 KT and Portion 3 of Mariepskop No. 420 KT; The Remainder of Magalieskop No. 421 KT; Portion 2 of Magalieskop No. 421 KT; Portion 3 of Magalieskop No. 421 KT and Portion 4 of Magalieskop No. 421 KT; The Remainder of Portion 2 of Glenlyden No. 424 KT and Portion 5 of Glenlyden No. 424 KT; A part of the Remainder of Salique No. 427 KT; Portion 3 of Salique No. 427 KT and a part of Portion 4 of Salique No. 427 KT; A part of the Remainder of Hebron No. 461 KT and a part of Portion 5 of Hebron No. 461 KT; A part of the Remainder of Welgevonden 465 KT; a part of Portion 3 of Welgevonden 465 KT; Portion 5 of Welgevonden 465 KT and Portion 6 of Welgevonden 465 KT; The Remainder of Vooruitzicht No. 499 KT; a part of Portion 3 of Vooruitzicht No. 499 KT; Portion 4 of Vooruitzicht No. 499 KT and a part of Portion 5 of Vooruitzicht No. 499 KT and Portion 1 of Onverwacht No. 501 KT.

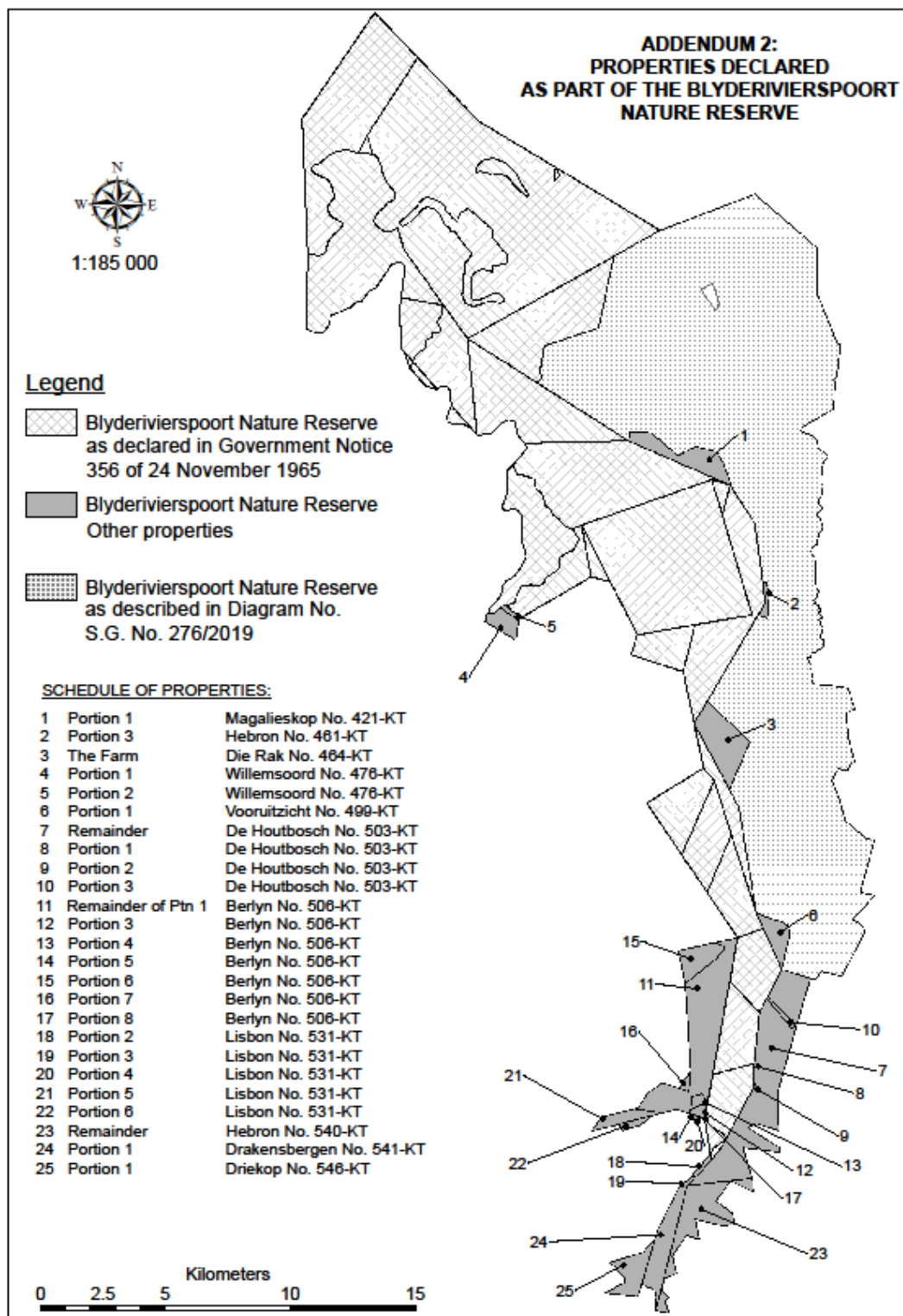
As is more clearly described in the Proclamation Diagramme, as approved, with S.G. No. 276/2019.



**DECLARATION OF AN AREA AS PART OF AN EXISTING NATURE RESERVE UNDER
SECTION 23 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS
ACT (ACT 57 OF 2003)**

**ADDENDUM 2: SCHEDULE OF PROPERTIES DECLARED AS PART OF THE
BLYDERIVIERSPOORT NATURE RESERVE**

Portion 1 Magalieskop No. 421-KT; Portion 3 Hebron No. 461-KT; The Farm Die Rak No. 464-KT; Portion 1 Willemsoord No. 476-KT; Portion 2 Willemsoord No. 476-KT; Portion 1 Vooruitzicht No. 499-KT; Remainder De Houtbosch No. 503-KT; Portion 1 De Houtbosch No. 503-KT; Portion 2 De Houtbosch No. 503-KT; Portion 3 De Houtbosch No. 503-KT; Remainder of Ptn 1 Berlyn No. 506-KT; Portion 3 Berlyn No. 506-KT; Portion 4 Berlyn No. 506-KT; Portion 5 Berlyn No. 506-KT; Portion 6 Berlyn No. 506-KT; Portion 7 Berlyn No. 506-KT; Portion 8 Berlyn No. 506-KT; Portion 2 Lisbon No. 531-KT; Portion 3 Lisbon No. 531-KT; Portion 4 Lisbon No. 531-KT; Portion 5 Lisbon No. 531-KT; Portion 6 Lisbon No. 531-KT; Remainder Hebron No. 540-KT; Portion 1 Drakensbergen No. 541-KT; Portion 1 Driekop No. 546-KT



LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 90 OF 2021****NOTICE****Notice of application for the establishment of a township, in terms of Section 59(1) of the Chief Albert Luthuli Local Municipality Spatial Planning and Land Use Management By-Law 2016 read with the provisions of Spatial Planning and Land Use Management Act, 2013 (Act No 16 of 2013)**

Notice is hereby given, in terms of section 98 of the Chief Albert Luthuli Local Municipality Spatial Planning and Land Use Management By-Law 2016 that an application for the establishment of a township on Portion 4 of the Farm Goedehoop No 45 IT, Mpumalanga Province, has been lodged with the Chief Albert Luthuli Local Municipality, in terms of Section 59 (1) of Chief Albert Luthuli Local Municipality Spatial Planning and Land Use Management By-Law 2016.

The municipality in association with the Department of Human Settlements seeks to establish a township on Portion 4 of the Farm Goedehoop No 45 IT for the development of a sustainable human settlement. The subject property is situated approximately 2km south west of Carolina Town, past Silobela Township along the R36 Road to Breyten Town.

Number of erven in proposed township according to proposed zoning:

Proposed zoning	Number of Erven
Residential 1	883
Residential 2	2856
Residential 3 (Flats)	2
Business	2
Institutional	5
Community Facilities	3
Recreational	18
Public Open Spaces	10
Religious Centre (Church)	3
Utilities	12
Future Roads and Railways	-
TOTAL	3794

A copy of the application may be inspected during normal office hours at the Directorate: Planning and Economic Development, 28 Kerk Street, Carolina, 1185. Contact details of relevant Municipal officials: Ms. A. Thwala on 017 843 4000.

Any person or persons having any objection to or representation in respect of this application must lodge such written objection/representation in a format as contemplated in Section 104 of the Chief Albert Luthuli Spatial Planning and Land Use Management By-Law, 2016, with the Municipal Manager, Private Bag 24, Carolina, 1185 and the undersigned, within a period of 30 days from date of this notice and not later than 15 September 2021.

Any person who cannot write may during office hours visit the Planning and Economic Directorate at the above-mentioned address where a municipal official will assist that person to transcribe that person's objection or comment.

Name of applicant: Isibuko Development Planners cc
 Physical address of agent: Unit 2, Building 4,
 141 Witch-Hazel Avenue,
 Techno Park, Highveld,
 Centurion, 0157
 Contact details of agent: 012-6431154

13-20

PLAASLIKE OWERHEID KENNISGEWING 90 VAN 2021**KENNISGEWING**

Kennisgewing van aansoek om die stigting van 'n dorp, ingevolge artikel 59 (1) van die hoofverordening op ruimtelike beplanning en bestuur van grondgebruik, hoofstuk Albert Luthuli 2016, gelees met die bepalings van die Wet op Ruimtelike Beplanning en Grondgebruik, 2013 (Wet 16 van 2013)

Hiermee word ingevolge artikel 98 van die Hoof Albert Luthuli Plaaslike Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruikbestuur 2016 kennis gegee dat 'n aansoek om die oprigting van 'n township op Gedeelte 4 van die Plaas Goedeheop No 45 IT, Provinsie Mpumalanga, ingedien is by die Hoof Albert Luthuli Plaaslike Munisipaliteit, ingevolge Artikel 59 (1) van die Verordening op Ruimtelike Beplanning en Grondgebruikbestuur van Hoof Albert Luthuli Plaaslike Munisipaliteit 2016.

Die munisipaliteit in samewerking met die departement van menslike nedersettings wil 'n township op Gedeelte 4 van die plaas Goedeheop No 45 IT vestig vir die ontwikkeling van 'n volhoubare menslike nedersetting. Die eiendom is ongeveer 2 km suidwes van Carolina Town, verby Silobela Township langs die R36 -pad na Breyten Town.

Aantal erwe in voorgestelde dorp volgens voorgestelde sonering:

Voorgestelde sonering Aantal erwe	Number of Erven
Residensieel 1	883
Residensieel 2	2856
Residensieel 3 (woonstelle)	2
Besigheid	2
Institusioneel	5
Gemeenskapsgeriewe	3
Ontspannings	18
Openbare oop ruimtes	10
Godsdienssentrum (Kerk)	3
Hulpprogramme	12
Toekomstige paaie en spoorweë	-
TOTAAL	3794

'N Afskrif van die aansoek kan gedurende normale kantoorure by die Direktooraat: Beplanning en Ekonomiese Ontwikkeling, Kerkstraat 28, Carolina, 1185 besigtig word. Kontakbesonderhede van die betrokke munisipale amptenare: me. Thwala by 017 843 4000.

Enige persoon of persone wat beswaar teen of vertoe ten opsigte van hierdie aansoek het, moet sodanige skriftelike beswaar/vertoe indien in 'n formaat soos bedoel in artikel 104 van die Hoof Albert Luthuli Verordening op Ruimtelike Beplanning en Grondgebruik, 2016, by die Munisipale Bestuurder, Private Bag 24, Carolina, 1185 en die ondergetekende, binne 'n tydperk van 30 dae vanaf datum van hierdie kennisgewing en nie later nie as 15 September 2021.

Enige persoon wat nie kan skryf nie, kan gedurende kantoorure die Direktooraat Beplanning en Ekonomie besoek by die bogenoemde adres waar 'n munisipale amptenaar die persoon sal help om die beswaar of kommentaar van die persoon af te skryf.

Naam van aansoeker: Isibuko Development Planners cc

Fisiese adres van agent: Eenheid 2, Gebou 4,
141 Witch-Hazel Avenue,
Techno Park, Highveld,
Centurion,
0157

Kontakbesonderhede van die agent: 012-6431154

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