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19 May 2023

19 Mei 2023

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Closing times for **ORDINARY WEEKLY** 2023

MPUMALANGA PROVINCIAL GAZETTE

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

- 29 December, Thursday for the issue of Friday 06 January 2023
- 06 January, Friday for the issue of Friday 13 January 2023
- 13 January, Friday for the issue of Friday 20 January 2023
- 20 January, Friday for the issue of Friday 27 January 2023
- 27 January, Friday for the issue of Friday 03 February 2023
- 03 February, Friday for the issue of Friday 10 February 2023
- 10 February, Friday for the issue of Friday 17 February 2023
- 17 February, Friday for the issue of Friday 24 February 2023
- 24 February, Friday for the issue of Friday 03 March 2023
- 03 March, Friday for the issue of Friday 10 March 2023
- 10 March, Friday for the issue of Friday 17 March 2023
- 16 March, Thursday for the issue of Friday 24 March 2023
- 24 March, Friday for the issue of Friday 31 March 2023
- 31 March, Friday for the issue of Friday 07 April 2023
- 05 April, Wednesday for the issue of Friday 14 April 2023
- 14 April, Friday for the issue of Friday 21 April 2023
- 20 April, Thursday for the issue of Friday 28 April 2023
- 26 April, Wednesday for the issue of Friday 05 May 2023
- 05 May, Friday for the issue of Friday 12 May 2023
- 12 May, Friday for the issue of Friday 19 May 2023
- 19 May, Friday for the issue of Friday 26 May 2023
- 26 May, Friday for the issue of Friday 02 June 2023
- 02 June, Friday for the issue of Friday 09 June 2023
- 09 June, Friday for the issue of Friday 16 June 2023
- 15 June, Thursday for the issue of Friday 23 June 2023
- 23 June, Friday for the issue of Friday 30 June 2023
- 30 June, Friday for the issue of Friday 07 July 2023
- 07 July, Friday for the issue of Friday 14 July 2023
- 14 July, Friday for the issue of Friday 21 July 2023
- 21 July, Friday for the issue of Friday 28 July 2023
- 28 July, Friday for the issue of Friday 04 August 2023
- 03 August, Thursday for the issue of Friday 11 August 2023
- 11 August, Friday for the issue of Friday 18 August 2023
- 18 August, Friday for the issue of Friday 25 August 2023
- 25 August, Friday for the issue of Friday 01 September 2023
- 01 September, Friday for the issue of Friday 08 September 2023
- 08 September, Friday for the issue of Friday 15 September 2023
- 15 September, Friday for the issue of Friday 22 September 2023
- 21 September, Thursday for the issue of Friday 29 September 2023
- 29 September, Friday for the issue of Friday 06 October 2023
- 06 October, Friday for the issue of Friday 13 October 2023
- 13 October, Friday for the issue of Friday 20 October 2023
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- 27 October, Friday for the issue of Friday 03 November 2023
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- 01 December, Friday for the issue of Friday 08 December 2023
- 08 December, Friday for the issue of Friday 15 December 2023
- 15 December, Friday for the issue of Friday 22 December 2023
- 20 December, Wednesday for the issue of Friday 29 December 2023

GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 272 OF 2023****EMALAHLENI AMENDMENT SCHEME 2654****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE EMALAHLENI LAND USE SCHEME, 2020, IN TERMS OF SECTION 66 OF THE EMALAHLENI SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016.**

We, Elizone (PTY) LTD being the authorized agent of the registered owner of Portion 3932, Witbank Extension 29, hereby give notice in terms of the above-mentioned, that I have applied to the Emalahleni Local Municipality for the amendment of the Land-Use scheme known as the Emalahleni Land use Scheme, 2020, for the rezoning of the abovementioned property situated on Suzette Street, by rezoning the properties from Residential 1 to Institutional subject to amended conditions.

Full particulars and plans may be inspected during normal office hours at the office of the Directorate Development Planning, 3rd Floor, Civic Center, Mandela Avenue, Emalahleni, 1035. Contact details of relevant Municipal Section: 013 690 6354/013 690 6480/013 690 6220 for a period of 30 days from the 12th of May 2023.

Any person or persons having any objection against the approval of this application must lodge such written objections, together with a proper motivation, in a format as contemplated in Sections 103 and 104 of the Emalahleni Spatial Planning and Land Use Management By-Law, 2016, with the Municipal Manager, P.O. Box 3, Witbank and the undersigned, by not later than within 30 days from the 12th of May 2023.

Address of the Applicant: 6B Klaserie Street, Aerorand, Middelburg, 1055

12-19

ALGEMENE KENNISGEWING 272 VAN 2023**STEVE TSHWETE WYSIGINGSKEMA 2654****KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE EMALAHLENI GRONDGEBRUIKSKEMA, 2020, INGEVOLGE ARTIKEL 66 VAN DIE EMALAHLENI STEDELIKE BEPLANNING EN GRONDGEBRUIK BESTUUR VERORDENING, 2016**

Ek, Elizone (EDMS) BPK synde die gemagtigde agent van die geregistreerde eienaar van Gedeelte 3932, Witbank Uitbreiding 29, gee hiermee kennis ingevolge bogenoemde dat ek by die Emalahleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Grond-Gebruikskema bekend as die Emalahleni Grondgebruikskema, 2020, vir die hersonering van bogenoemde eiendom geleë in Suzettestraat, deur die eiendom van Residensieel 1 na Institusioneel te hersoneer onderhewig aan gewysigde voorwaardes.

Volledige besonderhede en planne kan gedurende gewone kantoorure by die kantoor van die Direkoraat Ontwikkelingsbeplanning, 3de Vloer, Burgersentrum, Mandelarylaan, Emalahleni, 1035 besigtig word. Kontakbesonderhede van relevante Munisipale Afdeling: 013 690 6354/013 690 6480/013 690 6220 vir 'n tydperk van 30 dae vanaf 12 Mei 2023.

Enige persoon of persone wat enige beswaar teen die goedkeuring van hierdie aansoek het, moet sodanige skriftelike besware, tesame met 'n behoorlike motivering, indien in 'n formaat soos beoog in Artikels 103 en 104 van die Emalahleni Ruimtelike Beplanning en Grondgebruikbestuursverordening, 2016, met die Munisipale Bestuurder, P.O. Bus 3, Witbank en die ondergetekende, teen nie later nie as binne 30 dae vanaf 12 Mei 2023.

Adres van die Applikant: Klaseriestraat 6B, Aerorand, Middelburg, 1055

12-19

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 174 OF 2023****DECLARATION AS AN APPROVED TOWNSHIP**

The Msukaligwa Local Municipality declares herewith in terms of Section 103(1) of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1985), Ermelo Extension 44 to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE MSUKALIGWA LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF THE PROVISIONS OF CHAPTER III (PART C) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 6 OF THE FARM RIETSPRUIT NO 437, REGISTRATION DEVISION IS MPUMALANGA HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT (CONDITIONS THAT WILL BE APPLICABLE ON THE APPROVED TOWNSHIP IN TERMS OF SECTION 111 OF ORDINANCE 15 OF 1986)

1.1 Name:

The name of the township shall be **Ermelo Extension 44**

1.2 Layout/Design:

The township shall consist of erven and streets as indicated on **General Plan S.G. No. 1849/2012**

1.3 Mineral Rights

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

1.4 Land for Public, Municipal, Provincial and National Purposes:

a) The following erven shall be transferred to the Msukaligwa Local Municipality:

Public Open Spaces	: Erven 16216-16240.
Church	: Erven, 12680 & 15679
Sports Field	: Erf 13136.
Community Hall	: Erf 13380
Taxi Rank	: Erf 13285

b) The following erven shall be transferred to the Department of Education:

Secondary School	: Erf 14759
Primary Schools	: Erf 15325

c) The following erven shall be transferred to the Department of Health:

Clinic : Erf 15834

d) The following erven shall be transferred to the Department of Social Development:

Crèche :Erven 12098, 13001 &15233

2. DISPOSAL OF EXISTING CONDITIONS OF ESTABLISHMENT

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

a) The following rights which shall not be transferred to the erven in the township:

- (i) The properties shall be used for Township Establishment and the supply of services related to the development;
- (ii) Should the properties not be used for township establishment, the properties will revert back to the applicable Government, i.e. National or Provincial, as contemplated in Chapter 3, Section 40 (1) of the Constitution of the Republic of South Africa, 1996 (Act 108 of 1996), free of charge.

3. CONDITIONS IMPOSED BY THE MUNICIPALITY IN TERMS OF PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

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

3.1 Municipal Servitudes:

The following servitudes shall be imposed:

(a) ALL ERVEN, WITH THE EXCEPTION OF ERVEN 16216- 16240.

(i) The erven are subject to:-

- a servitude **3 meters** wide along the street boundary;
- a servitude **2 meters** wide along the rear (mid-block) boundary; and
- servitudes along the side boundaries with an aggregate width of **3 meters** and a minimum width of **1 meter**.

All in favour of the Msukaligwa Local Municipality for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes **1 meter** wide across the access portion of the erf, if and when required by the Msukaligwa Local Municipality: Provided that the Msukaligwa Local Municipality may relax or grant exemption for the required servitudes.

- (ii) No building or any other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within **1 meter** thereof.
- (iii) The Msukaligwa Local Municipality shall be entitled to deposit, temporarily, on the land adjoining the aforesaid servitude, such material as may be excavated by it during the course of construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made by the Msukaligwa Local Municipality.

3.2 Pipeline Servitudes:

The following shall be imposed:

- (a) Erven 10691- 10698, 11186- 11196, 11222, 11150- 11574 are subject to a 4 metres wide pipeline servitude as indicated on the layout plan and the general plans.
- (b) Erven 11575- 11586, 11615 & 11634- 11645 are subject to a 5 metres wide pipeline servitude as indicated on the layout plan and the general plans.
- (c) Erven 11646- 11652, 11857, 16212, 16223 & 16224 are subject to a 3 metres wide pipeline servitude as indicated on the layout plan and the general plans.

3.3 Eskom Servitude:

The following shall be imposed:

- (a) An Electric Power Line Transmission Servitude registered under Deed of Servitude K84/2000s affecting Erven 16217 (Park), 16222 (Park), 16224 (Park and 16234 (Park).
- (b) By virtue of Notarial Deed K4417/1992S dated 31 July 1992 the within mentioned property is subject to a power line servitude and works to transmit electricity over said property by means of 2 power lines, with additional rights, as will more fully appear from said notarial deed. By virtue of Notarial Deed K84/2000 is the route determination of the servitude as indicated by the lines ab and cDEd on the General Plan LG 2045/1995 as attached on the said Notarial Deed K84/2000, the width of the servitude is 23,5 meters on both sides of the lines ab and 27,5 meters on both sides of the lines cDEd as will more fully appear on the said Notarial Deed.

4. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE "ERMELO TOWN-PLANNING SCHEME, 1982" IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986.

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

4.1 All erven

- (a) The use of the erf is as defined and subject to such conditions as are Contained in the Land Use Conditions and the Annexure attached hereto: Provided that on the date on which a Town-Planning Scheme or other land use control mechanisms relating to the erven comes into force, the rights and obligations in such a Scheme or mechanism shall supersede those contained in the aforesaid Land Use Conditions.
- (b) The use zone of the erf can, on application to the Msukaligwa Local Municipality and in accordance with such procedures and requirements as it may impose, be altered on such terms as it may impose: Provided that any applicant who feels aggrieved by any decision of the Msukaligwa Local Municipality as contemplated in this conditions may appeal to the Provincial Government in accordance with the procedures determined by such government within twenty-eight (28) days of the decision: Provided further that, if the Msukaligwa Local Municipality refuses to give a decision of any application or delays unreasonably in giving a decision, the applicant may appeal to the Provincial Government in accordance with the procedures determined by such government as if he were appealing against the decision of the Msukaligwa Local Municipality.
- (c) If required, a soil report, drawn up by a qualified person acceptable to the Msukaligwa Local Municipality indicating the soil conditions of the erf and recommendations as to suitable founding methods and depths shall be submitted to the Msukaligwa Local Municipality simultaneously with the submission of building plans prior to the commencement of any building operations on the erven.

4.2 ERVEN 10511- 10548, 10550- 11146, 11156-11381, 11401- 11632, 11634- 11652, 11678- 11810, 11817- 11848, 11858-11901, 11903-11946, 11948- 12097, 12099- 12147, 12149- 12679, 12681- 13000, 13002- 13135, 13137- 13149, 13151- 13284, 13287- 13347, 13356- 13379, 13381- 13400, 13405- 13763, 13795- 13858, 13860- 13896, 13898- 13921, 13924- 14415, 14417, 14758, 14760- 15232, 15234- 15324, 15326- 15678, 15680- 15832, 15836-16056 & 16058- 16210

The use zone of the erven shall be "Residential" with a density of "One dwelling per erf".

6.3 ERVEN 11387- 11395, 11653, 11654, 11674- 11677. 11814, 11815, 11850- 11852, 13401, 13402, 13348- 13351, 13764- 13766, 13771 & 13785- 13789

The use zone of the erven shall be "Residential 2" for medium density residential with density of 25 dwelling units per hectare.

4.3 ERVEN 11382, 11383, 11385, 11386, 11399, 11400, 11656-11661, 11812, 11813, 11853-11856, 13403, 13404, 13352 – 13355, 13767- 13769, 13772, 13773 & 13790- 13794

The use zone of the erven shall be "Residential 3" for high density residential with density of 50 dwelling units per hectare.

4.4 ERVEN 11857, 12148, 13922, 13923 & 15833

The use zone of the erven shall be "Residential" for the purpose of group housing with density of 25 dwelling units per hectare.

4.5 ERVEN 11154, 11155, 111384, 11398, 11662, 11773, 11811, 11816, 13150, 13286, 13774, 13779, 13780, 14416, 15836 & 16057

The use zone of the erven shall be "Business" subject to standard conditions contained in the town planning scheme.

4.6 ERVEN 11150- 11153, 13777, 13778 & 13798.

The use zone of the erven shall be "Institutional" subject to standard conditions contained in the town planning scheme.

4.7 ERF 13783

The use zone of the erven shall be "Health Facility" for the purpose of Medical Centre.

4.8 ERVEN 11147- 11149, 13775 & 13776

The use zone of the erven shall be "Mixed Use" subject to standard conditions contained in the town planning scheme.

4.9 ERF 15834

The use zone of the erven shall be "Health Facility" for the purpose of a clinic.

4.10 ERVEN 12098, 13001 & 15232

The use zone of the erven shall be "Creche" subject to Standard Conditions contained in the town planning scheme.

4.11 ERF 13380

The use zone of the erven shall be "Community Hall" subject to standard Conditions contained in the town planning scheme.

4.12 ERVEN 11655, 12680 & 15679

The use zone of the erven shall be "Church" subject to standard Conditions contained in the town planning scheme.

4.13 ERVEN 11849 & 15329

The use zone of the erven shall be "Educational" for the purpose of a primary school.

4.14 ERVEN 11633 & 14759

The use zone of the erven shall be “Educational” for the purpose of a high school.

4.15 ERF 13136

The use zone of the erf shall be “Sportsfield”.

4.16 ERF 13784

The use zone of the erf shall be “Administrative” for the purpose of offices.

4.17 ERVEN 10549, 11902, 11947, 13859, 13897, 16211- 16215

The use zone of the erven shall be “Special” for gate house, Access Control, private road and playground.

4.18 ERVEN 16216-16240

The use zone of the erven shall be “Public Open Space”

4.19 ERF 13285

The use zone of the erven shall be “Taxi Rank”

5. OTHER GENERAL CONDITIONS

- 5.1 No buildings shall be erected on the said property before plans complying with the Building by-laws of the Council of Msukaligwa, shall first have been submitted to and approved of by the said Council.
- 5.2 The type of sanitation to be installed shall first be approved of by the Msukaligwa Local Municipality.
- 5.3 No pits shall be dug on the property unless such pits are drained to the satisfaction of the Council.
- 5.4 Should the Msukaligwa Local Municipality require any gravel for the construction or maintenance of any Roads bordering on the said property, the Council shall have the right to obtain such gravel from the said portion.
- 5.5 No wells or boreholes shall be sunk on any of the erven unless the location or such wells or boreholes shall have been approved by the Council.
- 5.6 Speedhumps must be developed to slow down fast traffic especially on the 16m and 12m streets.
- 5.7 Servitudes lines provided should be maintained as indicated on the layout plan.
- 5.8 Only the approved access streets must be used for vehicles.
- 5.9 (Streets naming must be done by the Council of Msukaligwa Local Municipality

PROCLAMATION NOTICE 175 OF 2023**MSUKALIGWA LOCAL MUNICIPALITY
NOTICE OF APPROVAL - AMENDMENT OF THE MSUKALIGWA LAND USE SCHEME, 2021**

It is hereby notified, in terms of the provisions of Section 66(5) of Msukaligwa Local Municipality Spatial Planning and Land Use Management By-law, 2016 that the following applications for the amendment of the Msukaligwa Land Use Scheme, 2021 has been approved in terms of Section 114(a) of the SPLUM By-law, 2016:

1. MSUKALIGWA AMENDMENT SCHEME 65-2022:
Portion 2 of Erf 525, Ermelo from "Residential 1" to "Business 4" for 4 dwelling units and an office; and
2. MSUKALIGWA AMENDMENT SCHEME 58-2021, Annexure A7-2021:
Remainder of Erf 221, Ermelo from "Residential 1" to "Special" for the operation of a residential house, guest house and a conference facility.

The amendment is known as Msukaligwa Land Use Scheme, 2021, Amendment Scheme Nr's 65-2022 and 58-2021, Annexure A7-2021 and shall come into operation on date of publication of this notice. Particulars of the application will lie for inspection during normal hours at the office of the Director of Planning and Economic Development, 2nd Floor, Civic Centre, Taute Street, Ermelo for a period of 30 days from 19 May 2023.

Afriplan CC, 14 John Magagula Street, Middelburg 1050. Tel: 013 282 8035

E-mail: jaco@afriplan.com/vicky@afriplan.com - Publication date: Provincial Gazette of Mpumalanga – 19 May 2023

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 278 OF 2023****MPUMALANGA GAMBLING ACT, 1995 (ACT NO.5 OF 1995) AS AMENDED
APPLICATION FOR AMENDMENT OF A SITE OPERATOR LICENCE:**

Notice is hereby given that the following Applicant intends on submitting application(s) to the Mpumalanga Economic Regulator (MER) for Application for Type B Site Operator Licence:

1. Tizi Fast Food (Pty) Ltd trading as TIZI's Fast Foods at Flo-Mia Building, Corner of Haig and Paul Kruger Street, Stand 96, Emalahleni, Emalahleni, Nkangala 1034.

**MPUMALANGA GAMBLING ACT, 1995 (ACT NO.5 OF 1995) AS AMENDED
APPLICATION FOR SITE OPERATOR LICENCE:**

Notice is hereby given that the following Applicant intends on submitting application(s) to the Mpumalanga Economic Regulator (MER) for Site Operators Licences:

1. Lanebotse Jonas Thibela trading as Moeti Tavern at Stand 200/08/AR40360, Greenvally, Arconhoek, Bushbuckridge, Ehlanzeni 1360.

The applications will be open for public inspection and objection at the offices of the MER from 24th May 2023.

Attention is directed to the provisions of Section 26 of the Mpumalanga Gambling Act, 1995 that makes provision for the lodging of written objections or representations in respect of the applications. Such objections or representations should be lodged with the Chief Executive Officer, Mpumalanga Economic Regular, Private Bag X9908, White River, Mpumalanga, 1240, within one month from the 24th of May 2023.

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 306 OF 2023****STEVE TSHWETE AMENDMENT SCHEMES
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 62 of the Steve Tshwete Spatial Planning and Land Use Management By-laws, 2016, that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of:

Amendment Scheme	Description of Property	Present Zoning	New Zoning
7	Erven 12 – 15, Hendrina	Residential 1 & Business 2	Industrial Zone 1
55	Erven 328 – 350, Eastdene Extension 1	Agriculture	Residential 1, Institutional, Private Open Space & Transport Zone 2
82	Portion 5 of Erf 766, Middelburg	Residential 1	Residential Zone 3

Map 3 and the scheme clauses of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

SM Mnguni
Municipal Manager

Municipal Offices
Wanderers Avenue
P.O. Box 14
MIDDELBURG
1050

REF: 15/4/R

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