



THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA

Provincial Gazette Provinsiale Koerant

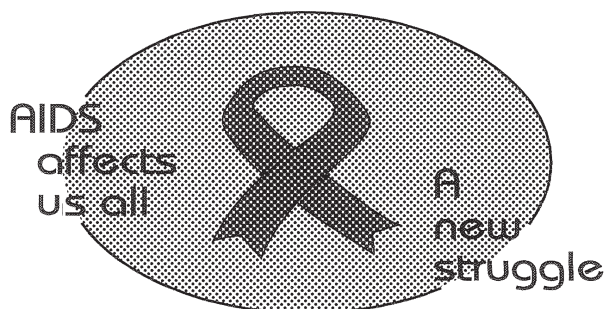
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Vol: 30

NELSPRUIT
8 December 2023
8 Desember 2023

No: 3609

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HELPLINE**

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DEPARTMENT OF HEALTH

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

GENERAL NOTICE 452 OF 2023

Thaba Chweu
Local Municipality**NOTICE OF THE REVIEW OF THE THABA
CHWEU MUNICIPALITY SPATIAL
DEVELOPMENT FRAMEWORK**

Thaba Chweu Municipality hereby gives notice in terms of Chapter 2(6)(b) of the Thaba Chweu Spatial Planning and Land Use Management By-Law, 2016 of their intention to review their Spatial Development Framework.

Interested parties are invited to submit any proposals for adjustments to the Spatial Development Framework in writing to the Municipality at the address below or send an e-mail to the Manager: Spatial Planning, Mr Trevor Rikhotso at **trevor.rikhotso@tclm.gov.za**

Persons experiencing difficulty in putting their proposal in writing may ask any Municipal Official at any Municipal Reception Office for assistance.

Queries in respect of the review process of the Spatial Development Framework can be directed to **Mr Trevor Rikhotso** at **Tel: (0842977876)** during normal office hours.

THABA CHWEU MUNICIPALITY
PO Box 61
MASHISHING
1120
TEL. NR: 013 235 7300 / 084 297 7876
E-MAIL ADDRESS:
trevor.rikhotso@tclm.gov.za
Web Address: www.tclm.gov.za

Thaba Chweu
Local Municipality**KENNISGEWING VIR DIE HERSIENING VAN
DIE THABA CHWEU MUNISIPALITEIT
RUIMTELIKE
ONTWIKKELINGSRAAMWERK**

Thaba Chweu Munisipaliteit gee hiermee kennis in terme van Artikel 2(6)(b) van die Thaba Chweu Munisipaliteit: Grondgebruiksbestuur Verordening, 2016 dat die Owerheid van voorneme is om hul Ruimtelike Ontwikkelingsraamwerk te hersien.

Die publiek word uitgenooi om enige insette rakende wysiging aan die Ruimtelike Ontwikkelingsraamwerk skriftelik, by die Bestuurder: Ruimtelike Beplanning, Mnr Trevor Rikhotso in te dien by die onderstaande adres of rig 'n e-pos aan **trevor.rikhotso@tclm.gov.za**

Persone wat probleme ondervind om hul insette op skrif te plaas, kan enige personeellid by die ontvangskantore van enige Munisipale Kantoor nader vir hulp.

Navrae insake die hersieningsproses van die Ruimtelike Ontwikkelingsraamwerk kan gerig word aan **Mnr Trevor Rikhotso** by **Tel: (0842977876)** gedurende normale kantoor ure.

THABA CHWEU MUNICIPALITY
Posbus 61
MASHISHING
1120
TEL.NO: 013 235 7300 / 084 297 7876
E-POS ADRES:
trevor.rikhotso@tclm.gov.za
Web Adres: www.tclm.gov.za

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 220 OF 2023**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE UNDER THE PROVISIONS OF CHAPTER IV OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 15 of 1986, ESTABLISH A TOWNSHIP ON PORTION 11 OF THE FARM ST. HELENA NO 386, REGISTRATION DIVISION IT, MPUMALANGA PROVINCE, BY MKHONDO LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) BEING THE REGISTERED OWNER OF THE LAND, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT.**(1) NAME**

The name of the township is Saul Mkhizeville.

(2) LAYOUT/DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No 858/2017

(3) LAND FOR PUBLIC, MUNICIPAL, PROVINCIAL AND NATIONAL PURPOSES.

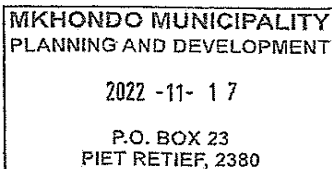
3.1 The following erven shall be transferred to the Mkhondo Municipality:

Public Open Spaces	: Erf 125;
Sport Field	: Erf 124;
Business	: Erven 122 - 123;
Multi-Purpose Centre	: Erf 121;
Creche	: Erf 15; and
Residential 3	: Erf 91

2. CONDITIONS OF TITLE.**A. CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIP ORDINANCE 1986 (ORDINANCE 15 OF 1986)****(a) ALL ERVEN, WITH THE EXCEPTION OF ERF 91**

(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



MKHONDO MUNICIPALITY
CONDITIONS OF ESTABLISHMENT
APPROVED

meters and a minimum width of 1 meter.

All in favour of the Mkhondo 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 Mkhondo Local Municipality: Provided that the Mkhondo Local Municipality may relax or grant exemption for the required servitudes.

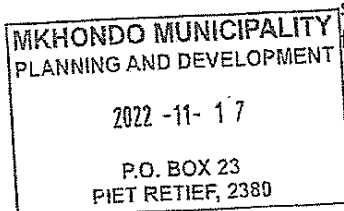
- (ii) No building or any other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 1 meter thereof.
- (iii) The Mkhondo Local Municipality shall be entitled to deposit, temporarily, on the land adjoining 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 Mkhondo Local Municipality.

3. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986.

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

(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 Mkhondo Local Municipality and in accordance with such procedures and requirements as it may impose, be altered on such terms as it may impose.
- (c) If required, a soil report, drawn up by a qualified person acceptable to the Mkhondo Local Municipality indicating the soil conditions of the erf and recommendations as to suitable founding methods and depths shall be submitted to the Mkhondo Local Municipality simultaneously with the submission of building plans prior to the commencement of any building operations on the erven.
- (d) All Excavations up to 1,5m deep to competent founding condition (to be confirmed on site, may not be feasible cost-wise). The 1,3m height on brickwork could benefit the superstructure rather. Include reinforced strip footings for increased strength of the foundation.



MKHONDO MUNICIPALITY
CONDITIONS OF ESTABLISHMENT
APPROVED

(2) **ERVEN 1 - 14; 16 - 90; and 92 - 120**

The use zone of the erven shall be "Residential 1" with a density of "One dwelling per erf".

(3) **ERF 92**

The use zone of the erf shall be "Residential 3" subject to standard conditions.

(4) **ERVEN 122 & 123**

The use zone of the erf shall be "Business 1" subject to standard conditions.

(5) **ERF 15.**

The use zone of the erf shall be "Creche" subject to standard conditions.

(6) **ERVEN 121.**

The use zone of the erf shall be "Institutional" subject to standard conditions.

(7) **ERF 125**

The use zone of the erf shall be "Public Open Space" subject to standard conditions.

(8) **ERF 124**

The use zone of the erf shall be "Sports Field" subject to standard conditions.

(9) **GENERAL LAND USE CONDITIONS**

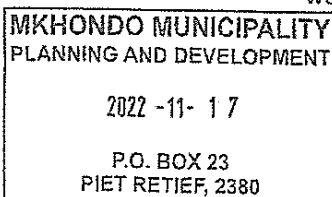
(9.1) No buildings shall be erected on the said property before plans complying with the Building by-laws of the Mkhondo Local Municipality, shall first have been submitted to and approved of by the said Council

(9.2) The type of sanitation to be installed shall first be approved of by the Mkhondo Local Municipality.

(9.3) No pits shall be dug on the property unless such pits are drained to the satisfaction of the Mkhondo Local Municipality.

(9.4) Should the 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.

(9.5) 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.



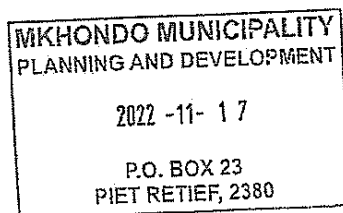
MKHONDO MUNICIPALITY
CONDITIONS OF ESTABLISHMENT
APPROVED

- (9.6) Speed humps must be developed to slow down fast traffic especially on the 16m streets.
- (9.7) Servitudes lines provided should be maintained as indicated on the layout plan.
- (9.8) Only the approved access streets must be used for vehicles.
- (9.9) Street naming must be done by the Mkhondo Local Municipality.

Contact: Municipal Manager

MKHONDO MUNICIPAL MANAGER

Corner Market and De wet Street
Piet Retief 2380
Tel: 017 826 8100
fax: 017 826 3129



MKHONDO MUNICIPALITY
CONDITIONS OF ESTABLISHMENT
APPROVED

PROCLAMATION NOTICE 221 OF 2023**EMALAHLENI LOCAL MUNICIPALITY**
NOTICE OF REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS -
PORTION 91 OF THE FARM KROMDRAAI 292 JS

The Local Municipality of Emalahleni declares hereby in terms of the provisions of Section 67(1) of the Emalahleni Spatial Planning and Land Use Management By-Law, 2016, read with the provisions of the Spatial Planning and Land Use Management Act, that it has approved an application for the removal of restrictive title deed conditions(a), (b) and (c) in Title Deed T15413/2001 pertaining to Portion 91 of the farm Kromdraai 292 JS under resolution S.LDO.100/23 dated 8 September 2023.

HS MAYISELA
MUNICIPAL MANAGER

Civic Centre, Mandela Street P.O. Box 3, eMalahleni, 1035

Publication date: Provincial Gazette of Mpumalanga: 8 December 2023

PROCLAMATION NOTICE 222 OF 2023**CITY OF MBOMBELA LOCAL MUNICIPALITY****MBOMBELA AMENDMENT SCHEME 23/00184**

It is hereby notified in terms of Section 58 of the City of Mbombela Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Mbombela Municipality has approved the amendment of the City of Mbombela Land Use Scheme 2019, to allow for the rezoning of Erf 1259, Daantjie Extension 3, to allow for the reduction in parking requirements only.

Copies of the amendment scheme are filed with Municipal Manager, Civic Centre, Nel Street, Nelspruit, and are open for inspection at all reasonable times. This amendment scheme shall come into operation on date of publication hereof.

WJ KHUMALO
MUNICIPAL MANAGER
City of Mbombela
P O Box 45
NELSPRUIT
1200

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 379 OF 2023

STEVE TSHWETE AMENDMENT SCHEME 113, ANNEXURE A92

NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE LAND USE SCHEME, 2019, IN TERMS OF SECTIONS 62(1) AND 94(1)(A) OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016.

I, Jaco Peter le Roux (Pr Pln 1467/2011), of Afriplan CC (1994/029217/23) being the authorized agent of the owner of the **Remaining Extent of Erf 514, Middelburg** hereby give notice in terms of Section 94(1)(a) of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016, that I have applied to the Steve Tshwete Local Municipality for the amendment of the Steve Tshwete Land Use Scheme, 2019, for the rezoning of the property situated at 42A Viljoen Street, from **“Residential Zone 1”** to **“Business Zone 3”** as per Annexure A92.

Full particulars and plans may be inspected during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Cnr. Walter Sisulu and Wanderers Avenue, Middelburg, 1050, Tel: 013 249 7000, for a period of 30 days from **8 December 2023** (last day for comments being 8 January 2024). Any person who cannot write may during office hours attend the Office of the Municipal Manager, where an official will assist that person to lodge comment.

Any objection/s or comments including the grounds for such objection/s or comments with full contact details, shall be made in writing to the Municipal Manager, PO Box 14, Middelburg 1050 within 30 days from **8 December 2023**.

Details of agent: Afriplan CC, 14 John Magagula Street, Middelburg 1050. Tel: 013 282 8035. E-mail: jaco@afriplan.com/vicky@afriplan.com

8–15

PROVINSIALE KENNISGEWING 379 VAN 2023

STEVE TSHWETE WYSIGINGSKEMA 113, BYLAAG A92

KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE GRONDGEBRUIKSKEMA, 2019, INGEVOLGE ARTIKELS 62(1) EN 94(1)(A) VAN DIE STEVE TSHWETE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUURSVERORDENING, 2016

Ek, Jaco Peter le Roux (Pr Pln 1467/2011), van Afriplan BK (1994/029217/23) synde die gemagtigde agent van die eienaar van die **Resterende Gedeelte van Erf 514, Middelburg** gee hiermee ingevolge Artikel 94(1)(a)) van die Steve Tshwete Ruimtelike Beplanning en Grondgebruiksbestuursverordening, 2016, kennis dat ons by Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Steve Tshwete Grondgebruikskema, 2019, deur die hersonering van die eiendom, geleë te Viljoenstraat 42A vanaf **“Residensieel Sone 1”** na **“Besigheid Sone 3”** soos vervat in Bylaag A92 .

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, Munisipale gebou, Wandererslaan, Middelburg, 1050, vir 'n tydperk van 30 dae vanaf **8 Desember 2023** (laaste datum vir kommentare 8 Januarie 2024). Enige persoon wat nie kan skryf nie sal tydens kantoor-ure deur 'n amptenaar by die Kantoor van die Munisipale Bestuurder bygestaan word om kommentaar in te dien.

Besware of versoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf **8 Desember 2023**, skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 14, Middelburg, 1050, ingedien of gerig word.

Besonderhede van die agent: Afriplan CC, John Magagulastraat 14, Middelburg 1050. Tel: 013 282 8035. E-pos: jaco@afriplan.com/vicky@afriplan.com

8–15

PROVINCIAL NOTICE 380 OF 2023

STEVE TSHWETE AMENDMENT SCHEME 125, ANNEXURE A104

NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE LAND USE SCHEME, 2019, IN TERMS OF SECTIONS 62(1) AND 94(1)(A) OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016.

I, Jaco Peter le Roux (Pr Pln 1467/2011), of Afriplan CC (1994/029217/23) being the authorized agent of the owner of the **Remaining Extent of Erf 645, Middelburg** hereby give notice in terms of Section 94(1)(a) of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016, that I have applied to the Steve Tshwete Local Municipality for the amendment of the Steve Tshwete Land Use Scheme, 2019, for the rezoning of the property situated at 17B Meyer Street, from **“Residential Zone 1”** to **“Educational Zone”** as per Annexure A104.

Full particulars and plans may be inspected during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Cnr. Walter Sisulu and Wanderers Avenue, Middelburg, 1050, Tel: 013 249 7000, for a period of 30 days from **8 December 2023** (last day for comments being 8 January 2024). Any person who cannot write may during office hours attend the Office of the Municipal Manager, where an official will assist that person to lodge comment.

Any objection/s or comments including the grounds for such objection/s or comments with full contact details, shall be made in writing to the Municipal Manager, PO Box 14, Middelburg 1050 within 30 days from **8 December 2023**.

Details of agent: Afriplan CC, 14 John Magagula Street, Middelburg 1050. Tel: 013 282 8035. E-mail: jaco@afriplan.com/vicky@afriplan.com

8–15

PROVINSIALE KENNISGEWING 380 VAN 2023

STEVE TSHWETE WYSIGINGSKEMA 125, BYLAAG A104

KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE GRONDGEBRUIKSKEMA, 2019, INGEVOLGE ARTIKELS 62(1) EN 94(1)(A) VAN DIE STEVE TSHWETE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUURSVERORDENING, 2016

Ek, Jaco Peter le Roux (Pr Pln 1467/2011), van Afriplan BK (1994/029217/23) synde die gemagtigde agent van die eienaar van die **Resterende Gedeelte van Erf 645, Middelburg** gee hiermee ingevolge Artikel 94(1)(a)) van die Steve Tshwete Ruimtelike Beplanning en Grondgebruiksbestuursverordening, 2016, kennis dat ons by Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Steve Tshwete Grondgebruikskema, 2019, deur die hersonering van die eiendom, geleë te Meyerstraat 17B vanaf **“Residensieel Sone 1”** na **“Opvoedkundige Sone”** soos vervat in Bylaag A104.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, Munisipale gebou, Wandererslaan, Middelburg, 1050, vir 'n tydperk van 30 dae vanaf **8 Desember 2023** (laaste datum vir kommentare 8 Januarie 2024). Enige persoon wat nie kan skryf nie sal tydens kantoor-ure deur 'n amptenaar by die Kantoor van die Munisipale Bestuurder bygestaan word om kommentaar in te dien.

Besware of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf **8 Desember 2023**, skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 14, Middelburg, 1050, ingedien of gerig word.

Besonderhede van die agent: Afriplan CC, John Magagulastraat 14, Middelburg 1050. Tel: 013 282 8035. E-pos: jaco@afriplan.com/vicky@afriplan.com

8–15

PROVINCIAL NOTICE 381 OF 2023**NOTICE****MPUMALANGA GAMING ACT, 1995 (ACT 5 OF 1995) AS AMENDED
APPLICATION FOR TRANSFER AND REMOVAL OF SITE OPERATOR LICENCE**

Notice is hereby given that Mciniseli Michael Ngwenya identification number 7612115355088 trading as Mabuya Tavern (Nelspruit) intends on submitting an application for the transfer and removal of site operator licence (from Margareth Aletta Taljaard t/a Rico's) to the Mpumalanga Economic Regulator on 14 December 2023. The current premises is located at: Portion 62 (a Portion of Portion 26 of the farm Doornpoort 724 Carolina, Chief Albert Luthuli Municipality, Gert Sibande District, Mpumalanga Province. The future business premises will be located at: Stand 14298 Msogwaba, Mbombela Municipality, Ehlanzeni District, Mpumalanga Province. The owners/managers are: Mr. Mciniseli Michael Ngwenya. No changes to the licence conditions are proposed in this application. The application will be open for public inspection at the office of the Mpumalanga Economic Regulator at First Avenue, White River, South Africa 1240, ceo@mer.org.za from 14 December 2023 Attention is directed to the provisions of Section 26 of the Mpumalanga Gambling Act, 1995 (Act No. 5 of 1995) as amended, which makes provision for the lodging of written objections in respect of the applications. Such objection should be lodged with the Chief Executive Officer, Mpumalanga Economic Regulator, First Avenue, Private Bag X9908, White River, South Africa, 1240, ceo@mer.org.za within 30 days from 14 December 2023.

PROVINCIAL NOTICE 382 OF 2023**NOTICE****MPUMALANGA GAMING ACT, 1995 (ACT 5 OF 1995) AS AMENDED
APPLICATION FOR TRANSFER AND REMOVAL OF SITE OPERATOR LICENCE**

Notice is hereby given that Beizel Bongani Khoza identification number 7708205324081 trading as Mthalithane Bar Lounge intends on submitting an application for the transfer and removal of site operator licence (from Louis Molapo t/a Rondo Pub & Grill) to the Mpumalanga Economic Regulator on 14 December 2023. The current premises is located at: 3178 Ngobe Street, Stand 3178, KwaGuqa, Ext 5 Emalahleni, Emalahleni Municipality, Nkangala District, Mpumalanga Province. The future business premises will be located at: Stand 300A Kwalugedlane Village, Nkomazi, Ehlanzeni District, Mpumalanga Province. The owners/managers are: Mr. Beizel Bongani Khoza. No changes to the licence conditions are proposed in this application. The application will be open for public inspection at the office of the Mpumalanga Economic Regulator at First Avenue, White River, South Africa 1240, ceo@mer.org.za from 14 December 2023 Attention is directed to the provisions of Section 26 of the Mpumalanga Gambling Act, 1995 (Act No. 5 of 1995) as amended, which makes provision for the lodging of written objections in respect of the applications. Such objection should be lodged with the Chief Executive Officer, Mpumalanga Economic Regulator, First Avenue, Private Bag X9908, White River, South Africa, 1240, ceo@mer.org.za within 30 days from 14 December 2023.

PROVINCIAL NOTICE 383 OF 2023**NOTICE****MPUMALANGA GAMING ACT, 1995 (ACT 5 OF 1995) AS AMENDED
APPLICATION FOR TRANSFER AND REMOVAL OF SITE OPERATOR LICENCE**

Notice is hereby given that Dick Johnson identification number 5507195094080 trading as Johnson's Jazz Bar intends on submitting an application for the transfer and removal of site operator licence(from Masanyana Samuel Thukwana t/a Thuk's Eating House) to the Mpumalanga Economic Regulator on 14 December 2023. The current premises is located at: Stand 955, Verena A, Verena, Thembisile Hani Municipality, Nkangala District, Mpumalanga Province. The future business premises will be located at: 463 Cradock Street, Nasaret Middelburg, Steve Tshwete Municipality, Nkangala District, Mpumalanga Province. The owners/managers are: Mr. Dick Johnson. No changes to the licence conditions are proposed in this application. The application will be open for public inspection at the office of the Mpumalanga Economic Regulator at First Avenue, White River, South Africa 1240, ceo@mer.org.za from 14 December 2023 Attention is directed to the provisions of Section 26 of the Mpumalanga Gambling Act, 1995 (Act No. 5 of 1995) as amended, which makes provision for the lodging of written objections in respect of the applications. Such objection should be lodged with the Chief Executive Officer, Mpumalanga Economic Regulator, First Avenue, Private Bag X9908, White River, South Africa, 1240, ceo@mer.org.za within 30 days from 14 December 2023.

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Also available at the **Provincial Legislature: Mpumalanga**, Private Bag X11289, Room 114, Civic Centre Building,
Nel Street, Nelspruit, 1200. Tel. (01311) 5-2133.