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19 January 2024
19 Januarie 2024

No: 3625

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

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DEPARTMENT OF HEALTH

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Closing times for **ORDINARY WEEKLY** 2024 MPUMALANGA PROVINCIAL GAZETTE

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

- **28 December 2023**, Thursday for the issue of Friday **05 January 2024**
- **05 January**, Friday for the issue of Friday **12 January 2024**
- **12 January**, Friday for the issue of Friday **19 January 2024**
- **19 January**, Friday for the issue of Friday **26 January 2024**
- **26 January**, Friday for the issue of Friday **02 February 2024**
- **02 February**, Friday for the issue of Friday **09 February 2024**
- **09 February**, Friday for the issue of Friday **16 February 2024**
- **16 February**, Friday for the issue of Friday **23 February 2024**
- **23 February**, Friday for the issue of Friday **01 March 2024**
- **01 March**, Friday for the issue of Friday **08 March 2024**
- **08 March**, Friday for the issue of Friday **15 March 2024**
- **14 March**, Thursday for the issue of Friday **22 March 2024**
- **22 March**, Friday for the issue of Friday **29 March 2024**
- **27 March**, Wednesday for the issue of Friday **05 April 2024**
- **05 April**, Friday for the issue of Friday **12 April 2024**
- **12 April**, Friday for the issue of Friday **19 April 2024**
- **19 April**, Friday for the issue of Friday **26 April 2024**
- **25 April**, Thursday for the issue of Friday **03 May 2024**
- **03 May**, Friday for the issue of Friday **10 May 2024**
- **10 May**, Friday for the issue of Friday **17 May 2024**
- **17 May**, Friday for the issue of Friday **24 May 2024**
- **24 May**, Friday for the issue of Friday **31 May 2024**
- **31 May**, Friday for the issue of Friday **07 June 2024**
- **07 June**, Friday for the issue of Friday **14 June 2024**
- **13 June**, Thursday for the issue of Friday **21 June 2024**
- **21 June**, Friday for the issue of Friday **28 June 2024**
- **28 June**, Friday for the issue of Friday **05 July 2024**
- **05 July**, Friday for the issue of Friday **12 July 2024**
- **12 July**, Friday for the issue of Friday **19 July 2024**
- **19 July**, Friday for the issue of Friday **26 July 2024**
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- **02 August**, Friday for the issue of Friday **09 August 2024**
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- **19 September**, Thursday for the issue of Friday **27 September 2024**
- **27 September**, Friday for the issue of Friday **04 October 2024**
- **04 October**, Friday for the issue of Friday **11 October 2024**
- **11 October**, Friday for the issue of Friday **18 October 2024**
- **18 October**, Friday for the issue of Friday **25 October 2024**
- **25 October**, Friday for the issue of Friday **01 November 2024**
- **01 November**, Friday for the issue of Friday **08 November 2024**
- **08 November**, Friday for the issue of Friday **15 November 2024**
- **15 November**, Friday for the issue of Friday **22 November 2024**
- **22 November**, Friday for the issue of Friday **29 November 2024**
- **29 November**, Friday for the issue of Friday **06 December 2024**
- **06 December**, Friday for the issue of Friday **13 December 2024**
- **12 December**, Thursday for the issue of Friday **20 December 2024**
- **18 December**, Wednesday for the issue of Friday **27 December 2024**

GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 462 OF 2024**

NOTICE OF SIMULTANEOUS 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 BY-LAW, 2016, AS WELL AS AN APPLICATION FOR SUBDIVISION IN TERMS OF SECTION 71 AND AN APPLICATION CONSOLIDATION IN TERMS OF SECTION 77 OF THE EMALAHLENI 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)

Emalahleni Amendment Scheme No.2739

We, EDS Planning (Pty) Ltd being the authorized agent of the owner of Portions 6, 29, 31 and 50 of the Farm Vlaklaagte 45 IS, hereby give notice in terms of the above mentioned that I have applied to the Emalahleni Local Authority for the amendment of the Emalahleni Land Use Scheme, 2020, by the rezoning of Portions 29, 31 and parts of Portions 6 and 50 of the Farm Vlaklaagte 45 IS from "Agriculture" to "Mining" and related purposes. It is also the intension of the landowner to subdivide Portions 6 and 50 of the Farm Vlaklaagte 45 IS in terms of Section 71 of the Emalahleni Spatial Planning and Land Use Management By-law, 2016 in to 2 portions each and to simultaneously consolidate the subdivided parts in terms in terms of Section 77 of the Emalahleni Spatial Planning and Land Use Management By-law, 2016 in order to separate the mining activity area from the agricultural area.

Plans and/or particulars of this application may be inspected during normal office hours at the following address:

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

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 or email to S102370@Emalahleni.gov.za and the undersigned, by not later than 11 February 2024.

Applicant Email address: hugo@edsplan.co.za

Postal Address: P.O. Box 33920, Glenstantia, 0010.

Physical Address of offices of applicant: EDS Planning (Pty) Ltd, 473 Lynnwood Road, Sussex Office Park, Block B,
Ground Floor, Lynnwood.

Contact Telephone Number: 012 991 1205

Date of 1st publication: 12 January 2024

Date of 2nd publication: 19 January 2024

Closing date for any objections/comments: 11 February 2024

ALGEMENE KENNISGEWING 462 VAN 2024

KENNISGEWING VAN GESAMENTLIKE AANSOEK VIR DIE WYSIGING VAN DIE EMALAHLENI GRONDGEBRUIK SKEMA, 2020, IN TERME VAN ARTIKEL 66 VAN DIE EMALAHLENI RUIMTELIKE BEPLANNINGS EN GRONDGEBRUIKBESTUUR VERORDENINGE, 2016, SOWEL AS 'N AANSOEK VIR ONDERVERDELING IN TERME VAN ARTIKEL 71 EN 'N AANSOEK VIR KONSOLIDASIE IN TERME VAN ARTIKEL 77 VAN DIE EMALAHLENI RUIMTELIKE BEPLANNINGS EN GRONDGEBRUIKBESTUUR VERORDENINGE, 2016, GELEES TESAME MET DIE BEPALINGS VAN DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2013 (WET NR. 16 VAN 2013)

Emalahleni Wysigingskema Nr. 2739

Ons, EDS Planning (Edms) Bpk, synde die gemagtigde agent van die eienaar van Gedeeltes 6, 29, 31 en 50 van die Plaas Vlaklaagte 45 IS, gee hiermee kennis in terme van bovermelde dat 'n aansoek ingedien is by die Emalahleni Plaaslike Owerheid om die Emalahleni Grondgebruik Skema, 2020, te wysig deur die hersonering van Gedeeltes 6, 29, 31 en 50 van die Plaas Vlaklaagte 45 IS vanaf "Landbou" na "Myn" en soortgelyke gebruike. Dit is ook die voorneme van die grondeienaar om Gedeeltes 6 en 50 van die Plaas Vlaklaagte 45 IS ingevolge Artikel 71 van die Emalahleni Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2016 in 2 gedeeltes elk te onderverdeel en om gelyktydig die onderverdeelde gedeeltes te konsolideer in terme van Artikel 77 van die Emalahleni Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2016 ten einde die mynbou-aktiwiteitsgebied van die landbougebied te skei.

Planne en/of besonderhede van die aansoek mag gedurende normale kantoorure nagegaan word by die volgende adres:

Direktoraat Ontwikkelings Beplanning, 3^{de} vloer, Burgersentrum, Mandela Straat, Emalahleni, 1035

Kontak besonderhede van betrokke Munisipale Afdeling is soos volg: 013 690 6354 / 013 690 6480 / 013 690 6220

Enige persoon of persone wat enige beswaar het teen die toestaan van die aansoek, moet sodanige geskrewe beswaar volledig gemotiveer, soos vereis in Gedeeltes 103 en 104 van die Emalahleni Ruimtelike Beplannings en Grondgebruikbestuur Verordening, 2016, en indien by die Munisipale Bestuurder, Posbus 3, Emalahleni of epos aan S102370@Emalahleni.gov.za sowel as die ondergetekende, nie later nie as 11 Februarie 2024.

Aansoeker E-posadres: hugo@edsplan.co.za

Posadres: P.O. Box 33920, Glenstantia, 0010.

Fisiese adres van kantore van aansoeker: EDS Planning (Pty) Ltd, Lynnwoodweg 473, Sussex Office Park, Blok B, Grondvloer, Lynnwood.

Kontak telefoonnommer: 012 991 1205

Datum van 1st publikasie: 12 Januarie 2024

Datum van 2^{de} publikasie: 19 Januarie 2024

Sluitingsdatum vir enige besware/kommentare: 11 Februarie 2024

GENERAL NOTICE 466 OF 2024

Zamantungwa Pharmaceuticals (PTY) LTD

Cell : 073 156 2965

Fax : 086 484 0945

Email : zamantungwa@workmail.co.za

Amersfoort

2490

Gert Sibande Region

Dr Pixley Ka Isaka Seme Local Municipality

Mpumalanga Province

29 November 2023

DOWNTOWN PUB & RESTUARANT

1.I **Nelson Africa Kumalo ID 9204305653080**, an adult male hereby invites written public comments concerning the application for a liquor licence to the Mpumalanga Liquor Authority

2. To trade under the name : **Downtown Pub & Restuarant**

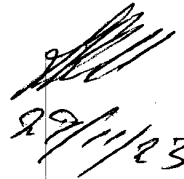
3.I make this application as a juristic person for **Zamantungwa Pharmaceuticals**

4. **“D”The retail sale of liquor in terms of a special liquor licence for consumption on and off the premises where the liquor is sold**

5.Physical address : **13 Plein Street Amersfoort 2490** .The address in the Republic of South Africa and within the boundries of Mpumalanga Province.

6. .Municipality Address : Private Bag X 9011 Volksrust 2470

7. Applicant Address : P.O. Box 182 Amersfoort 2490



Zamantungwa Pharmaceuticals (PTY) LTD

Cell : 073 156 2965

Fax : 086 484 0945

Email : zamantungwa@workmail.co.za

Amersfoort

2490

Gert Sibande Region

Dr Pixley Ka Isaka Seme Local Municipality

Mpumalanga Province

29 November 2023

FIRST STOP PUB & RESTUARANT

1.I Nelson Africa Kumalo ID 9204305653080, an adult male .hereby invites written public comments concerning the application for a liquor licence to the Mpumalanga Liquor Authority

2. To trade under the name : First Stop Pub & Restuarant


3.I make this application as a juristic person for Zamantungwa Pharmaceuticals

4. “D”The retail sale of liquor in terms of a special liquor licence for consumption on and off the premises where the liquor is sold

5.Physical address : 76 Sybrand Van Niekerk Street Amersfoort 2490 .The address in the Republic of South Africa and within the boundries of Mpumalanga Province.

6. .Municipality Address : Private Bag X 9011 Volksrust 2470

7. Applicant Address : P.O. Box 182 Amersfoort 2490


29/11/23

GENERAL NOTICE 467 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE LAND USE SCHEME, 2019, IN TERMS OF SECTIONS 62(1) AND CHAPTER 6 OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016 - STEVE TSHWETE AMENDMENT SCHEME NO. 114**

I, Laurette Swarts Pr. Pln., of Korsman & Associates, being the authorized agent of the registered owner of proposed Portion 67 (a portion of Portion 17) of the farm Rietfontein 314, Registration Division I.S., Province of Mpumalanga hereby give notice in terms of Section 62(1) and Chapter 6 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 above mentioned property situated next to the N4 highway and R575 Road just south west of Middelburg Town from "Agriculture Zone" to "Transport Zone 1" to accommodate a truck stop. 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 19 January 2024 to 19 February 2024. 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 2497000, for a period of 30 days from 19 January 2024 to 19 February 2024. Address of the Applicant: 14 Bethal Street, Modelpark, Witbank, 1035, Private Bag X7260, Suite 293, Witbank, 1035. Telephone no: 013 650 0408, Email: admin@korsman.co.za
Reference: R23367-AdvGazette

19-26

ALGEMENE KENNISGEWING 467 VAN 2024**KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE GRONDGRBUIKSKEMA, 2019, INGEVOLGE ARTIKELS 62(1) EN HOOSTUK 6 VAN DIE STEVE TSHWETE RUIMTELIKEBEPLANNING EN GRONDGEBRUIKSBESTUUR BYWET, 2016 - STEVE TSHWETE WYSIGINGSKEMA NO. 114**

Ek, Laurette Swarts Pr. Pln., van Korsman & Vennote, synde die gemagtigde agent van die geregistreerde eienaar van voorgestelde Gedeelte 67 ('n gedeelte van Gedeelte 17) van die plaas Rietfontein 314, Registrasie Afdeling J.S., Provinsie van Mpumalanga, gee hiermee ingevolge Artikel 62(1) en Hoofstuk 6 van die Steve Tshwete Ruimtelikebeplanning en Grondgebruiksbestuur Bywet, 2016, kennis dat ons by Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van Steve Tshwete Grondgebruikskema, 2019, deur die hersonering van die bogenoemde eiendom geleë langs die N4 hoofweg en R575 pad just suid-wes van Middelburg, van "Landbou Sone" na "Vervoer Sone 1" om 'n vragmotor oorstoppolek te akkommodeer. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, Munisipalegebou, Wandererslaan, Middelburg, 1050, vir 'n tydperk van 30 dae vanaf 19 Januarie 2024 tot 19 Februarie 2024. Besware of versoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf 19 Januarie 2024 tot 19 Februarie 2024, skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 14, Middelburg, 1050, ingedien of gerig word. Adres van Applikant: Bethalstraat 14, Witbank, 1035, Privaatsak X7260, Suite 293, Witbank, 1035. Telefoon No: 013 650 0408, Email: admin@korsman.co.za
Verwysing: R23367-AdvGazette

19-26

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 225 OF 2024****CHIEF ALBERT LUTHULI LOCAL MUNICIPALITY NOTICE****DECLARATION OF MPISIKAZI EXTENSION 1 AS AN APPROVED TOWNSHIP**

In terms of Section 64 of the of the Chief Albert Luthuli Local Municipality Spatial Planning and Land Use Management By-law, 2016, the Chief Albert Luthuli Local Municipality hereby declares the township of Mpsikazi Extension 1 to be an approved township, subject to the conditions set out in the schedule hereto.

The approval of the township will also imply the amendment of the Chief Albert Luthuli Local Municipality Land Use Scheme, 2018.

Mr Ephraim Thabethe
Municipal Manager
Chief Albert Luthuli Local Municipality
PO Box 24
Carolina
1185

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HUWANI PROJECTS (PTY) LTD. (REG. NO. 1997/000770/07), (A SUBSIDIARY COMPANY OF THE COLLFIN GROUP) (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER 5, PART E, SECTION 59 OF THE CHIEF ALBERT LUTHULI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 29 (BEING A SUBDIVISION) OF THE REMAINDER OF THE FARM DUNDONALD NO. 210, REGISTRATION DIVISION I.T., PROVINCE OF MPUMALANGA, TO BE KNOWN AS MPISIKAZI EXTENSION 1, HAS BEEN GRANTED BY THE CHIEF ALBERT LUTHULI LOCAL MUNICIPALITY.

1. GENERAL CONDITIONS TO BE COMPLIED WITH PRIOR TO THE PROCLAMATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

- 1.1 The applicant shall satisfy the Chief Albert Luthuli Local Municipality that:
- 1.1.2 satisfactory access is available to the township;
 - 1.1.3 the name of the township has been approved;
 - 1.1.4 an approved copy of the General Plan has been submitted to the Local Municipality.
 - 1.1.5 the applicant shall at his own expense have servitudes registered over the small-scale diagram and erven created in favour of and to the satisfaction of the Chief Albert Luthuli Local Municipality if and when required.
 - 1.1.6 the proposed development complies with restrictive development conditions as indicated by the Municipality and on the approved layout plan.
- 1.2 The applicant shall comply with the provisions of Chapter 5, Part E, Section 59 to 64 of the Albert Luthuli Local Municipality By-law on Spatial Planning and Land Use Management.

2. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP)

2.1 NAME

The name of the township shall be **MPISIKAZI EXTENSION 1**.

2.2 DESIGN

The township shall consist of erven as indicated on the Township Layout **General Plan SG No. 441/2020**.

2.3 ACCESS

The primary access to Erven 3 and 4 is from Senzeni Street (Provincial Road D26).

2.4 RECEIPT AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township.

2.5 REMOVAL OF LITTER

The Chief Albert Luthuli Local Municipality will see to the removal of litter / refuse from the township.

2.6 REMOVAL AND/OR REPLACEMENT OF ESKOM SERVICES

Should it become necessary to remove, alter, or replace any existing services of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.7 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove, alter, or replace any existing services of Telkom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.8 RESPONSIBILITIES IN RESPECT OF ESSENTIAL SERVICES

2.8.1 The township owner and applicant shall be responsible for the installation and provision of internal engineering services OR as agreed with the Municipality; and

2.8.2 The local authority concerned shall be responsible for the installation and provision of external engineering services. The township owner shall when he intends to provide the township with engineering and essential services:

2.8.2.1 By agreement with the local authority classify every engineering service to be provided for the township as an internal or external engineering service and in accordance with the engineering guidelines; and

2.8.2.2 Install or provide all internal and essential services to the satisfaction of the authority and for this purpose shall lodge reports, diagrams and specifications as the local authority may require.

2.9 PROTECTION OF STAND PEGS

The township owner shall comply with the requirements with regard to the protection of boundary pegs as determined by the Chief Albert Luthuli Local Municipality in this regard, when required to do so by the Chief Albert Luthuli Local Municipality.

2.10 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner must at his own costs demolish all existing buildings and structures that are located within building restriction areas, side spaces of common boundaries to the satisfaction of Chief Albert Luthuli Local Municipality.

2.11 SIGNAGE

The applicant shall at his own expense erect the required signs to the satisfaction of the Chief Albert Luthuli Local Municipality and the township owner shall maintain such signage in a good state of repair, until such time as his responsibility is taken over by the Chief Albert Luthuli Local Municipality.

2.12 COMPLIANCE TO CONDITIONS CONTAINED IN GEO-TECHNICAL REPORT

Development of this township must be strictly in accordance with the recommendations contained in the geo-technical report compiled for this township, if applicable and if any.

2.13 DISPOSAL OF EXISTING CONDITIONS OF TITLE

In respect of Deed of Transfer T14260/1977:

- 2.13.1 All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals as well as the following conditions **which must NOT be carried over** to the erven in the township:
- 2.13.2 All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals as well as the following conditions **which MUST be carried over** to the erven in the township:

3. CONDITIONS OF TITLE

THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AS LAID DOWN BY THE CHIEF ALBERT LUTHULI LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE THE ALBERT LUTHULI LAND USE SCHEME

3.1 CONDITIONS APPLICABLE TO ALL ERVEN

- 3.1.1 The erf is subject to a servitude 2 metres wide in favour of the Chief Albert Luthuli Local Municipality, for sewerage and other municipal purposes along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf, if and when required by the Chief Albert Luthuli Local Municipality:
Provided that the Chief Albert Luthuli Local Municipality may dispense with any such servitude.
- 3.1.2 No building or 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 2 metres thereof.
- 3.1.3 The Chief Albert Luthuli Local Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area such material as may be excavated by it during the course of construction, maintenance or removal of such sewerage mains and other works to its discretion and as it 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 Chief Albert Luthuli Local Municipality.

3.2 CONDITIONS APPLICABLE TO ERVEN 3 AND 4

- 3.2.1 Erf 3 is subject to a right-of-way access servitude, as an extension of the existing servitude under SG Diagram Number SG 966/2016.
- 3.2.2 Directly after proclamation, Erven 3 and 4 will be consolidated to form only one erf in the approved township.

4. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING LAND USE SCHEME, HAVE TO BE INCORPORATED IN THE RELEVANT SCHEME**Erven 3 and 4**

Land Use Code	:	B2
Land Use Zone	:	"Business 2"
Permitted Uses	:	The erf and the buildings erected thereon, or which are to be erected thereon shall only be used for purposes of Adult Entertainment Business, Bed & Breakfast, Auction Centre, Bank, Bulk Retail Trade, Canteen, Distribution Centre, Bakery, Brickyard, Builder's Yard, Dispensing Chemist, Business, Cafeteria, Car Wash, commercial use, Confectioner, Conference Facility, Container Site, Drive-Thru Restaurant, Dry Cleaner, Factory Shop, Filling Station/Service Station, Funeral Parlour, Gaming Establishment, Garden Centre, Motor Workshop, Garden Service Establishment, Guest House, Game Lodge, Home Business, Hotel, Informal Business, Kiosk, Launderette, Medical Consulting Rooms, Medical Suites, Motel, Motor Grave Yard, Motor Trade, Nursery, Offices, Panel Beating, Petro-Port, Place Of Refreshment, Private Club, Recycling Centre, Restaurant, Retail Shop, Riding Stables, Self-Catering Unit/s, Scrapyard, Service Industry, Service Retail, Shop, Showrooms, Take-Away, Tea Garden, Tuck / Spaza Shop, Veterinary Clinic, Warehouse, Workshop, Liquor Enterprise, Spa/Hydro and Wellness Centre, Gymnasium, Service Trade, Shopping Centre, Vehicle Sales Market Or Vehicle Workshop & Wholesale Trade and Taxi Rank.
Height	:	The height of all buildings shall not exceed three (3) storeys; Provided that the height may be increased with the special or written consent of the Council in terms of the relevant Land Use Scheme.
Coverage	:	The coverage shall be restricted to 70%;
Floor Are Ratio	:	The floor area ratio shall be restricted to 0,7;
Parking	:	Parking shall be provided at a ratio of 3 parking spaces per 100 square meters leasable floor area;
Building Lines	:	Building lines specified in the relevant Land Use Management Scheme shall apply. No buildings that form part of the development shall be erected within the buildings lines unless prior permission was granted.

PROCLAMATION NOTICE 226 OF 2024**CITY OF MBOMBELA LOCAL MUNICIPALITY****MBOMBELA AMENDMENT SCHEME 22/00098**

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, on Portion 95 of Erf 1005, Riverside Park Extension 5 from "Residential" with a density of 1 dwelling unit per erf to "Residential" with a density of 1 unit per 600 m² to allow for the subdivision of the property into two equal portions.

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

PROCLAMATION NOTICE 227 OF 2024**EMALAHLENI LOCAL MUNICIPALITY****NOTICE OF REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS -
HOLDINGS 11 – 15, CLEWER AGRICUTURAL HOLDINGS**

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(f) and B(b) of Title Deed T14542/2018 pertaining to Holdings 11 – 15, Clewer Agricultural Holdings under resolution S.LDO.105/23 dated 6 October 2023.

HS MAYISELA
MUNICIPAL MANAGER

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

Publication date: Provincial Gazette of Mpumalanga: 19 January 2023

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 401 OF 2024

STEVE TSHWETE AMENDMENT SCHEME 112, ANNEXURE A91

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 owners of **Portion 2 of Erf 540, 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 5A Weeber Street, from **“Residential Zone 1”** to **“Institutional Zone”** as per Annexure A91.

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 **19 January 2024** (last day for comments being 19 February 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 **19 January 2024**.

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

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PROVINSIALE KENNISGEWING 401 VAN 2024

STEVE TSHWETE WYSIGINGSKEMA 112, BYLAAG A91

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 **Gedeelte 2 van Erf 540, 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 Weeberstraat 5A vanaf **“Residensieel Sone 1”** na **“Inrigting Sone”** soos vervat in Bylaag A91.

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 **19 Januarie 2024** (laaste datum vir kommentare 19 Februarie 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 verhoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf **19 Januarie 2024**, 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

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 381 OF 2024****CITY OF MBOMBELA LOCAL MUNICIPALITY
MBOMBELA REMOVAL OF RESTRICTIVE TITLE CONDITIONS**

It is hereby notified in terms of Section 59 of the City of Mbombela Spatial Planning and Land Use Management By-law, 2019, that the City of Mbombela Municipality has approved the Removal of Condition 5, page 4 of Title Deed T9990/2022.

Copies of the approval are filed with Municipal Manager, Civic Centre, Nel Street, Nelspruit, and are open for inspection at all reasonable times.

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

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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.