



THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA

**Provincial Gazette
Provinsiale Koerant**

(Registered as a newspaper) • (As 'n nuusblad geregistreer)

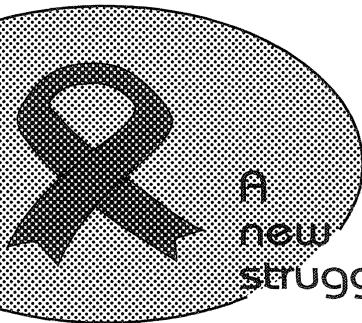
Vol. 20

NELSPRUIT, 14 JUNE 2013
JUNIE

No. 2178

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

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Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

CORRECTION NOTICE

In Mpumalanga Provincial Gazette No. 2176 of 7 June 2013, all the running heads in the gazette, on top of each page, were erroneously published as 7 May 2013 instead of 7 June 2013.

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IMPORTANT NOTICE

The
Mpumalanga Province Provincial Gazette Function
will be transferred to the
Government Printer in Pretoria
as from 1 April 2005

NEW PARTICULARS ARE AS FOLLOWS:

Physical address:

Government Printing Works
149 Bosman Street
Pretoria

Postal address:

Private Bag X85
Pretoria
0001

New contact person: Vino Thaver Tel.: (012) 334-4687

Fax number: (012) 323-8805

E-mail address: vino.thaver@gpw.gov.za

Contact person for subscribers:

Mrs J. Wehmeyer Tel.: (012) 334-4753
Fax.: (012) 323-9574

This phase-in period is to commence from **18 March 2005** (suggest date of advert) and notice comes into operation as from **1 April 2005**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 1st April 2005.

*In future, adverts have to be paid in advance
before being published in the Gazette.*

Advertising Manager

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT THE CORRECT AMOUNT IS PAID AT THE CASHIER OR DEPOSITED INTO THE GOVERNMENT PRINTING WORKS BANK ACCOUNT AND ALSO THAT THE REQUISITION/COVERING LETTER TOGETHER WITH THE ADVERTISEMENTS AND THE PROOF OF DEPOSIT REACHES THE GOVERNMENT PRINTING WORKS IN TIME FOR INSERTION IN THE PROVINCIAL GAZETTE.

No ADVERTISEMENTS WILL BE PLACED WITHOUT PRIOR PROOF OF PRE-PAYMENT.

$\frac{1}{4}$ page **R 257.15**

Letter Type: Arial Size: 10

Line Spacing: At:

Exactly 11pt

**TAKE NOTE OF
THE NEW TARIFFS
WHICH ARE
APPLICABLE
FROM THE 1ST OF
MAY 2013**

$\frac{1}{2}$ page **R 514.30**

Letter Type: Arial Size: 10

Line Spacing: At:

Exactly 11pt

$\frac{3}{4}$ page **R 771.45**

Letter Type: Arial Size: 10

Line Spacing: At:

Exactly 11pt

Full page **R 1 028,50**

Letter Type: Arial Size: 10

Line Spacing: At:

Exactly 11pt

SUBSCRIPTION: R 212,00 PER YEAR / R 1 028,50 PER PAGE = 25CM



REPUBLIC
OF
SOUTH AFRICA

LIST OF FIXED TARIFF RATES AND CONDITIONS

FOR PUBLICATION OF LEGAL NOTICES
IN THE *MPUMALANGA PROVINCE*
PROVINCIAL GAZETTE

COMMENCEMENT: 1 MAY 2013

CONDITIONS FOR PUBLICATION OF NOTICES

CLOSING TIMES FOR THE ACCEPTANCE OF NOTICES

1. (1) The *Mpumalanga Province Provincial Gazette* is published every week on Friday, and the closing time for the acceptance of notices which have to appear in the *Mpumalanga Province Provincial Gazette* on any particular Friday, is **15:00 two weeks prior to the publication date**. Should any Friday coincide with a public holiday, the publication date remains unchanged. However, the closing date for acceptance of advertisements moves backwards accordingly, in order to allow for ten working days prior to the publication date.
 - (2) The date for the publication of a **separate** *Mpumalanga Province Provincial Gazette* is negotiable.
2. (1) Copy of notices received **after closing time** will be held over for publication in the next *Mpumalanga Province Provincial Gazette*.
 - (2) Amendment or changes in copy of notices cannot be undertaken unless instructions are received **before 10:00 on Thursdays**.
 - (3) Copy of notices for publication or amendments of original copy can not be accepted over the telephone and must be brought about by letter, by fax or by hand. The Government Printer will not be liable for any amendments done erroneously.
 - (4) In the case of cancellations a refund of the cost of a notice will be considered only if the instruction to cancel has been received on or before the stipulated closing time as indicated in paragraph 2 (2).

APPROVAL OF NOTICES

3. In the event where a cheque, submitted by an advertiser to the Government Printer as payment, is dishonoured, then the Government Printer reserves the right to refuse such client further access to the *Mpumalanga Province Provincial Gazette* until an outstanding debts to the Government Printer is settled in full.

THE GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

4. The Government Printer will assume no liability in respect of—
 - (1) any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
 - (2) erroneous classification of a notice, or the placement of such notice in any section or under any heading other than the section or heading stipulated by the advertiser;

- (3) any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.

LIABILITY OF ADVERTISER

5. Advertisers will be held liable for any compensation and costs arising from any action which may be instituted against the Government Printer in consequence of the publication of any notice.

COPY

6. Copy of notices must be typed on one side of the paper only and may not constitute part of any covering letter or document.
7. At the top of any copy, and set well apart from the notice, the following must be stated:

Where applicable

- (1) The heading under which the notice is to appear.
- (2) The cost of publication applicable to the notice, in accordance with the "Word Count Table".

PAYMENT OF COST

9. **With effect from 1 April 2005 no notice will be accepted for publication unless the cost of the insertion(s) is prepaid in CASH or by CHEQUE or POSTAL ORDERS. It can be arranged that money can be paid into the banking account of the Government Printer, in which case the deposit slip accompanies the advertisement before publication thereof.**
10. (1) The cost of a notice must be calculated by the advertiser in accordance with the word count table.

(2) Where there is any doubt about the cost of publication of a notice, and in the case of copy, an enquiry, accompanied by the relevant copy, should be addressed to the **Advertising Section, Government Printing Works, Private Bag X85, Pretoria, 0001 [Fax: (012) 323-8805]**, *before publication*.
11. Overpayment resulting from miscalculation on the part of the advertiser of the cost of publication of a notice will not be refunded, unless the advertiser furnishes adequate reasons why such miscalculation occurred. In the event of underpayments, the difference will be recovered from the advertiser, and the notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or by cheque or postal orders, or into the banking account.

12. *In the event of a notice being cancelled, a refund will be made only if no cost regarding the placing of the notice has been incurred by the Government Printing Works.*
13. The Government Printer reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the Word Count Table, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

PROOF OF PUBLICATION

14. **Copies of the *Mpumalanga Province Provincial Gazette* which may be required as proof of publication, may be ordered from the Government Printer at the ruling price.** The Government Printer will assume no liability for any failure to post such *Mpumalanga Province Provincial Gazette(s)* or for any delay in despatching it/them.

GOVERNMENT PRINTERS BANK ACCOUNT PARTICULARS

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Enquiries:

Mrs. L. Fourie	Tel.: (012) 334-4686
Mrs. H. Wolmarans	Tel.: (012) 334-4591

GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 180 OF 2013

SCHEDULE 11 (Regulation 21)

NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP

Mbombela Local Municipality hereby gives notice in terms of Sections 69(6)(a), 96 and 97 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), that an application to establish a township referred to in the annexure hereto has been received by it.

Particulars of this application will lie for inspection during normal office hours at the office of the Mbombela Local Municipality, Room 205, Second Floor, Nel Street, Nelspruit, 1200 for a period of 28 days from 7 June 2013.

Objections to, or representation in respect of the application must be lodged with, or made in writing, in duplicate, to the above mentioned address or forwarded to the Directorate of Urban and Rural Management, PO Box 45, Nelspruit, 1200, Fax No: 013 759 2194, within a period of 28 days from 7 June 2013 (no later than 5 July 2013).

ANNEXURE

Name of township: **White River Extension 102**
Full name of applicant: **Umsebe Development Planners CC**

Number of erven in proposed township:

"Special" for guest lodge limited to 24 rooms, wellness centre limited to 10 rooms and staff accommodation limited to 2 rooms	1 erf
"Special" for parking and private open space	1 erf

A total of 2 erven are proposed.

Description of land on which township is to be established:

A portion of the farm, The Links, 68 JU.

Locality of the proposed township:

The property is situated within the area of jurisdiction of the Mbombela Local Municipality, along the D1385 Provincial Road (Vintage Drive), adjacent to Oliver's Restaurant and Guest Lodge and the White River Country Estate.

Reference No: **P1874**
Address of Agent: **Umsebe Development Planners
PO Box 12367, Nelspruit, 1200
Tel: 013 752 4710
Email: sabine@umsebe.co.za**

KENNISGEWING 180 VAN 2013**BYLAE 11
(Regulasie 21)****KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP**

Mbombela Plaaslike Munisipaliteit gee hiermee ingevolge Artikels 69(6)(a), 96 en 97 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986), kennis dat 'n aansoek om die dorp in die bylae hierby genoem, te stig deur hom ontvang is.

Besonderhede van bogenoemde aansoek lê ter insae gedurende gewone kantoorure by die Mbombela Plaaslike Munisipaliteit, Kamer 205, Tweede Vloer, Nelstraat, Nelspruit vir 'n tydperk van 28 dae vanaf 7 Junie 2013.

Besware teen, of verhoë ten opsigte van die aansoek, moet binne 'n tydperk van 28 dae vanaf 7 Junie 2013 (nie later as 5 Julie 2013) skriftelik, en in tweevoud, by bovermelde adres of by die Direkteur van Stedelike en Landelike Bestuur, Posbus 45, Nelspruit, 1200, Faks No: 013 759 2194, ingedien of gerig word.

BYLAE

Naam van dorp: **White River Uitbreiding 102**
Volle naam van applikant: **Umsebe Ontwikkelingsbeplanners BK**

Aantal erwe in voorgestelde dorp:

"Spesiaal" vir gastehuis beperk tot 24 kamers, gesondheidsentrum beperk tot 10 kamers en personeel akkommodasie beperk tot 2 kamers	1 erf
"Spesiaal" vir parkering en privaat oop ruimte	1 erf

'n Totaal van 2 erwe is voorgestel.

Beskrywing van grond waarop dorp gestig staan te word:

'n Gedeelte van die plaas, The Links, 68 JU.

Ligging van voorgestelde dorp:

Die eiendom is geleë binne die jurisdiksie gebied van die Mbombela Plaaslike Munisipaliteit, langs die D1385 Provinsiale Pad (Vintage Rylaan), aangrensend aan Oliver's Restaurant en Gastehuis en die White River Country Estate.

Verwysingsnommer: **P1874**
Adres van agent: **Umsebe Ontwikkelingsbeplanners
Posbus 12367, Nelspruit, 1200
Tel: (013) 752-4710
Epos: sabine@umsebe.co.za**

NOTICE 181 OF 2013**NELSPRUIT AMENDMENT SCHEME 1789**

NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

I Jan Albertus van Tonder from the firm Plan Associates. Town and Regional Planners Inc., being the authorized agent of the registered owner of Portion 8 of Erf 926 Riverside Park x 22, hereby give notice in terms of Section 56(1)(b)(i) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that we have applied to the Mbombela Local Municipality for the amendment of the town-planning scheme known as the Nelspruit Town-planning Scheme, 1989, by the rezoning of the property described above, situated at 8 Nyala Berry Boulevard Riverside Park x 22, from "Special" to "Special" for the purposes a filling station including a convenience store, quick service restaurant and automatic teller machines subject further to the conditions as set out in Annexure 1543. Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Department Urban and Rural Management, Second Floor, Mbombela Local Municipality, Nel Street, Nelspruit, for a period of 28 days from 7 June 2013. 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 or at Mbombela Local Municipality, P.O. Box 45, Nelspruit, 1200, within a period of 28 days from 7 June 2013. Address of agent: Plan Associates Town and Regional Planners, P.O. Box 14732 Hatfield, 0028, info@planassociates.co.za, tel:012 3428701 fax: 012 342 8714 ref: 242859

KENNISGEWING 181 VAN 2013**NELSPRUIT WYSIGINGSKEMA 1789**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (I) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

Ek Jan Albertus van Tonder van die firma, Plan Medewerkers Stads- en Streekbeplanners Ing., synde die gemagtigde agent van die geregistreerde eienaar van Gedeelte 8 van Erf 926 Riverside Park x 22. gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat ons by die Mbombela Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema. bekend as Nelspruit Dorpsbeplanningskema, 1989, deur die hersonering van die eiendom hierbo beskryf, geleë te Nyalaberry Boulevard 8 Riverside Park x 22, vanaf "Spesiaal" na "Spesiaal" vir die doeleindes van vulstasie met 'n geriefsgoederewinkel, kitskosrestaurant en outomatiese teller masjiene onderworpe aan die voorwaardes soos uiteengesit in Bylae 1543. Besonderhede van bogenoemde aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Departement Stedelike en Landelike Bestuur, Tweede Vloer, Mbombela Plaaslike Munisipaliteit, Burgersentrum, Nelstraat, Nelspruit, vir 'n tydperk van 28 dae vanaf 7 Junie 2013. Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 7 Junie 2013 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of, Mbombela Plaaslike Munisipaliteit, Posbus 45, Nelspruit, 1200, ingedien of gerig word. Adres van agent: Plan Medewerkers Stads- en Streekbeplanners, Posbus 14732 Hatfield 0028, info@planassociates.co.za tel:012 3428701 faks: 012 342 8714 verw: 242859

NOTICE 186 OF 2013**GREATER MALELANE AMENDMENT SCHEME****NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 56(1)(b)(i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986, (ORDINANCE 15 OF 1986)**

I, Martin Ferreira, of the firm Origin Town Planning Group, being the authorized agent of the owner of the **Erf 5, Luggedlane Tourism Estate** hereby give notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that I have applied to the Nkomazi Municipality for the amendment of the Greater Malelane Town-Planning Scheme, 1997 in operation by the rezoning of **Erf 5, Luggedlane Tourism Estate** from "*Special*" for tented camp to "*Special*" for tented camp (Proposed Remainder of Erf 5, Luggedlane Tourism Estate) and "*Tourism*" (Proposed Portion 1 up to and including Portion 21 of Erf 5, Luggedlane Tourism Estate), subject to certain conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager: Nkomazi Municipality, 9 Park Street, Malelane, within a period of 28 days from **14 June 2013**.

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 or at Private Bag X101, Malelane, 1320, within a period of 28 days from **14 June 2013**.

Address of authorised agent: Origin Town Planning, 306 Melk Street, Brooklyn P O Box 2162, Brooklyn Square, 0075 Telephone: 012 346 3735, Fax: 012 346 4217.

Date of first publication: **14 June 2013**

Date of second publication: **21 June 2013**

KENNISGEWING 186 VAN 2013**GROTER MALELANE WYSIGINGSKEMA****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, (ORDONNANSIE 15 VAN 1986)**

Ek, Martin Ferreira, van die firma Origin Stadsbeplanningsgroep, synde die gemagtigde agent van die eienaar van die **Erf 5, Luggedlane Tourism Estate**, gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat ek by die Nkomazi Munisipaliteit aansoek gedoen het vir die wysiging van die Groter Malelane Dorpsbeplanningskema, 1997 in werking deur die hersonering van **Erf 5, Luggedlane Tourism Estate** vanaf "*Spesiaal*" vir 'n tentkamp na "*Spesiaal*" vir tentkamp (Voorgestelde Restant van Erf 5, Luggedlane Tourism Estate) en "*Toerisme*" (Voorgestelde Gedeelte 1 tot en met Gedeelte 21 van Erf 5, Luggedlane Tourism Estate), onderhewig aan sekere voorwaardes.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder: Nkomazi Munisipaliteit, 9 Park Straat, Malelane, vir 'n tydperk van 28 dae vanaf **14 Junie 2013**.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **14 Junie 2013** skriftelik by of tot die Munisipale Bestuurder: Nkomazi Munisipaliteit by bovermelde adres of by Privaatsak X101, Malelane, 1320, voorlê op of voor **12 Julie 2013**.

Adres van gemagtigde agent: Origin Stadsbeplanning, Melk Straat 306, Brooklyn. Posbus 2162, Brooklyn Square, 0075 Telefoon: 012 346 3735, Faks: 012 346 4217.

Datum van eerste publikasie: **14 Junie 2013**

Datum van tweede publikasie: **21 Junie 2013**

NOTICE 187 OF 2013

NOTICE OF APPLICATION FOR THE AMENDMENT OF A TOWN PLANNING SCHEME IN TERMS OF SECTION 56(1)(b)(ii) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).

PERI-URBAN AMENDMENT SCHEME 88

We, Eliakim Development Projects, represented by Ms H Meintjes, being the authorised agent of the owners of Erf 99, Hazyview Holiday Township, hereby gives notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) that we have applied to Mbombela Local Municipality for the amendment of the Town Planning Scheme known as the Peri-Urban Town Planning Scheme, 1975, for the rezoning of the property described above, situated on the corner of Albatros Road and Drawwers Road from "Residential 1" to "Residential 2" subject to an annexure 69 to provide for the construction of residential units.

Particulars of this application will lie for inspection during normal office hours at the office of the Senior Manager, Urban and Rural Management, Planning and Economic Development, Room 205, Mbombela Local Municipality, Nel Street, Nelspruit, 1200, for the period of 28 days from 14 June 2013.

Objections to or representation in respect of the application must be lodged with or made in writing and in duplicate to the Senior Manager, Urban and Rural Management Planning and Economic Development at the above address or at P O Box 45, Nelspruit, 1200 within a period of 28 days from 14 June 2013 (no later than 12 July 2013).

Address of applicant: Eliakim Development Project, PO Box 12271, Nelspruit, 1200. Tel: 082 8711 990.

KENNISGEWING 187 VAN 2013

KENNISGEWING VAN AANSOEK OM WYSIGING VAN 'N DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56(1)(b)(ii) VAN DIE ORDONANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONANSIE 15 VAN 1986).

BUITESTEDELIKE GEBIEDE WYSIGINGSKEMA 88

Ons, Eliakim Ontwikkelings Projekte, verteenwoordig deur Me H Meintjes, synde die gemagtigde agent van die eienaars van Erf 99, Hazyview Vakansiedorp, gee hiermee ingevolge Artikel 56(1)(b)(i) van die Ordonansie op Dorpsbeplanning en Dorpe, 1986 (Ordonansie 15 van 1986), kennis dat ons by Mbombela Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema, bekend as die Buitestedelike Gebiede Dorpsbeplanningskema 1975, vir die hersonering van Erf 99, Hazyview Vakansiedorp, geleë op die hoek van Albatrosweg en Drawwerspad, Hazyview, vanaf "Residensieël 1" na "Residensieël 2", onderhewig aan 'n bylae 69 om voorsiening te maak vir die oprig van residensiële eenhede.

Besonderhede van bogenoemde aansoek lê ter insae gedurende gewone kantoorure by die Hoofbestuurder, Stedelike and Landelike Bestuur, Beplanning en Ekonomiese Ontwikkeling, Kamer 205, Mbombela Plaaslike Munisipaliteit: Nelstraat, Nelspruit, 1200, vir 'n tydperk van 28 dae vanaf 14 Junie 2013.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 14 Junie 2013 (nie later as 12 Julie 2013) skriftelik en in tweevoud by die Hoofbestuurder, Stedelike and Landelike Bestuur, Beplanning en Ekonomiese Ontwikkeling by die bovermelde adres of aan die Hoofbestuurder, Stedelike and Landelike Bestuur, Beplanning en Ekonomiese Ontwikkeling, Mbombela Plaaslike Munisipaliteit, Posbus 45, Nelspruit 1200 ingedien of gerig word.

Adres van applikant: Eliakim Ontwikkelings Projekte, Posbus 12271, Nelspruit 1200. Tel: 082 8711 990.

NOTICE 188 OF 2013**PERI URBAN AMENDMENT SCHEME 87****NOTICE IN TERMS OF SECTION 56 OF THE TOWN-PLANNING AND TOWNSHIP ORDINANCE (ORDINANCE 15 OF 1986); AND
NOTICE OF APPLICATION FOR THE DIVISION OF LAND IN TERMS OF SECTION 6(1)(b) OF THE DIVISION OF LAND ORDINANCE, 1986 (ORDINANCE 20 OF 1986)**

Notice is hereby given in terms of section 56 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) that Nuplan Development Planners, being the authorized agent of the owner of Portion 83 of the farm Perry's Farm 9-JU (a proposed subdivision of Portion 81), has applied to the Mbombela Local Municipality for the amendment of the Peri Urban Town-planning Scheme, 1975, by the rezoning of the above-mentioned property, situated to the north of Hazyview Holiday Township, from "Agriculture" to "Special" for purposes of a dwelling house, guest house, self-catering chalets and caravan park, with Annexure Number 68 being applicable.

Notice is also given by the Municipal Manager of Mbombela Local Municipality in terms of the section 6(8)(a) of the Division of Land Ordinance, 1986 (Ordinance 20 of 1986), that an application to subdivide Portion 81 of the farm Perry's Farm 9-JU is submitted for the purpose to create Portion 83 above for which purposes the portion number was reserved.

Particulars of both applications will lie open for inspection during normal office hours at the office of the Municipal Manager, Department of Urban and Rural Management, Mbombela Local Municipality, Nel Street, Nelspruit, for a period of 28 days from 14 June 2013.

Objections to, or representations in respect of both applications must be lodged with or made in writing to the Municipal Manager at the above address or at Mbombela Local Municipality, P.O. Box 45, Nelspruit, 1200, within a period of 28 days from 14 June 2013.

Address of agent: Nuplan Development Planners. ☒ 2555, Nelspruit, 1200. ☎ (013) 752 3422, 📠 (013) 752 5795. 📧 nuplan@mweb.co.za (Our ref: KUS-WS-001)

KENNISGEWING 188 VAN 2013**BUIE STEDELIKE GEBIEDE WYSIGINGS SKEMA 87****KENNISGEWING IN TERME VAN DORSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986); EN
KENNISGEWING VAN AANSOEK OM ONDERVERDELING INGEVOLGE ARTIKEL 6(1)(b) VAN
ORDONNANSIE 20 VAN 1986 (VERDELING VAN GROND ORDONNANSIE)**

Kennis word hiermee gegee in terme van artikel 56 van die Ordonnansie of Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat Nuplan Development Planners, synde die gemagtigde agent van die eienaar van Gedeelte 83 van die plaas Perry's Farm 9-JU ('n voorgestelde onderverdeling van Gedeelte 81), aansoek gedoen het by die Mbombela Plaaslike Munisipaliteit vir die wysiging van die Buitestedelike Gebiede Dorpsbeplanningskema, 1975, deur die hersonering van die bogenoemde eiendom, geleë noord van Hazyview Vakansie Dorp, vanaf "Landbou" na "Spesiaal" vir doeleindes van 'n woonhuis, gastehuis, selfsorg chalets en karavaanpark, met Bylaag Nommer 68 van toepassing.

Kennis word ook gegee deur die Munisipale Bestuurder, Mbombela Plaaslike Munisipaliteit in terme van artikel 6 (8)(a) van die Ordonnansie op die Verdeling van Grond, 1986 (Ordonnansie 20 van 1986), dat 'n aansoek vir die onderverdeling van Gedeelte 81 van die Plaas Perry's Farm 9-JU ingedien is om Gedeelte 83 soos bo beskryf te vorm waarvoor die gedeelte nommer gereserveer is.

Besonderhede van beide bogenoemde aansoeke lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Departement van Stedelike en Landelike Bestuur, Mbombela Plaaslike Munisipaliteit, Burgersentrum, Nelstraat, Nelspruit, vir 'n tydperk van 28 dae vanaf 14 Junie 2013.

Besware teen of verhoë ten opsigte van beide die aansoeke moet binne 'n tydperk van 28 dae vanaf 14 Junie 2013 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres, of Mbombela Plaaslike Munisipaliteit, Posbus 45, Nelspruit, 1200, ingedien of gerig word.

Adres van agent: Nuplan Development Planners' ☒ 2555, Nelspruit, 1200. ☎ (013) 752 3422, 📠 (013) 752 5795. 📧 nuplan@mweb.co.za (Ons verw: KUS-WS-001)

NOTICE 189 OF 2013

Notice of application for the amendment of a Town Planning Scheme in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

STEVE TSHWETE AMENDMENT SCHEME 499

We, Umsebe Development Planners CC, represented by Mr BJL van der Merwe, Mr ST Masuku and any of our employees with power of substitution, being the authorised agent of the registered owner of Portions 202 and 222 of the farm, Middelburg Town and Townlands, 287 JU, hereby give notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) that we have applied to Steve Tshwete Municipality for the amendment of the Town Planning Scheme known as Steve Tshwete Town Planning Scheme 2004, by the rezoning of the property described above, situated in Protea Road approximately 200 metres east of the N11, Middelburg. Portion 202 is being rezoned from "Residential 1" and Portion 222 is being rezoned from "Special" for purposes of a zoo. Both properties are being rezoned to "Special" for institutional building, places of refreshment and uses ancillary and subservient to the aforementioned uses with development controls as indicated in Annexure A414 of this application.

Particulars of this application will lie for inspection during normal office hours at the office of the Municipal Manager, Steve Tshwete Municipality, Municipal Building, Wanderers Avenue, Middelburg for a period of 28 days from 14 June 2013.

Objections to or representations in respect of the application must be lodged with or made in writing and in duplicate to the Municipal Manager at the above-mentioned address or to the Municipal Manager, Steve Tshwete Municipality, PO Box 14, Middelburg, 1050 within a period of 28 days from 14 June 2013 (no later than 12 July 2013).

Address of applicant: Umsebe Development Planners CC, PO Box 12367, Nelspruit, 1200. Tel: (013) 752 4710, Email: sabine@umsebe.co.za

KENNISGEWING 189 VAN 2013

Kennisgewing van aansoek om wysiging van 'n Dorpsbeplanningskema ingevolge Artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

STEVE TSHWETE WYSIGINGSKEMA 499

Ons, Umsebe Ontwikkelingsbeplanners BK, verteenwoordig deur Mnr BJL van der Merwe, Mnr ST Masuku en enige van ons werknemers met mag van substitusie, synde die gemagtigde agent van die geregistreerde eienaar van Gedeelte 202 en 222, Middelburg Town and Townlands, 287 JU, gee hiermee ingevolge Artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat ons by die Steve Tshwete Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema, bekend as Steve Tshwete Dorpsbeplanningskema 2004, deur die hersonering van die eiendom hierbo beskryf, geleë in Protea Pad, ongeveer 200 meter oos van die N11, Middelburg. Gedeelte 202 word gehersoneer vanaf "Residensieël 1" en Gedeelte 222 word gehersoneer vanaf "Spesiaal" vir doeleindes van 'n diëretuin. Beide eiendomme word gehersoneer na "Spesiaal" vir institusionele geboue, verversingsplek en gebruike aanverwant en ondergeskik aan die voorgenoemde gebruike met ontwikkelingskontroles soos aangedui in Bylae A414 van hierdie aansoek.

Besonderhede van bogenoemde aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Munisipaliteit, Munisipale Gebou, Wandererslaan, Middelburg vir 'n tydperk van 28 dae vanaf 14 Junie 2013.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 14 Junie 2013 (nie later as 12 Julie 2013) skriftelik en in tweevoud by die Munisipale Bestuurder by die bovermelde adres of na die Munisipale Bestuurder, Steve Tshwete Munisipaliteit, Posbus 14, Middelburg, 1050 ingedien of gerig word.

Adres van applikant: Umsebe Ontwikkelingsbeplanners BK, Posbus 12367, Nelspruit 1200. Tel: (013) 752-4710, Epos: sabine@umsebe.co.za

NOTICE 190 OF 2013**NELSPRUIT AMENDMENT SCHEME 1805****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 56 (1)(b)(i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)**

We, Nuplan Development Planners, being the authorised agent of the registered owners of the properties described below, hereby gives notice in terms of Section 56 (1)(b)(i) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that we have applied to the Mbombela Local Municipality for the amendment of the Town-Planning Scheme known as the Nelspruit Town Planning Scheme, 1989 by the rezoning of the properties forming part of the Crossings Centre and extension thereof as follows:

-Portions 42 to 45 (Portions of Portion 6) of Erf 65, West Acres Extension 1 from "Special" for certain land uses to "Special" for shops, offices, places of refreshment, drive-in restaurants, dry cleaners and uses subservient and related to the aforementioned, with the consent of the local municipality excluding noxious uses and noxious industries, subject to development controls as stipulated under Annexure 1275;

-Portions 46, 47 and the proposed Remainder of Portion 50 (Portions of Portion 6) of Erf 65, West Acres Extension 1, from "Business 1" and "Private Open Space" to "Special " for shops, offices, places of refreshment, drive in restaurants, dry cleaners, gymnasium in respect of the proposed Remainder of Portion 50 and uses subservient and related to the aforementioned, with the consent of the local municipality excluding noxious uses and noxious industries, subject to the consolidation of existing development controls and the increase of development controls as stipulated under annexure no 1275.

Particulars of the application mentioned above will lie for inspection during normal office hours at the office of the Municipal Manager, Department Urban and Rural Management, Second floor, Mbombela Local Municipality, Civic Centre, Nel Street, Nelspruit, for a period of 28 days from 14 June 2013.

Objections to, or representations in respect of the respective applications must be lodged with or made in writing, with mention of the reasons therefore, to the Municipal Manager at the above address or at Mbombela Local Municipality, P.O. Box 45, Nelspruit, 1200, within a period of 28 days from 14 June 2013 (no later than 12 July 2013).

Address of agent: Nuplan Development Planners, P.O. Box 2555, Nelspruit, 1200. ☎ (013) 752 3422, 📠 (013) 752 5795, ✉ nuplan@mweb.co.za, Ref: SJB-WS-002.

KENNISGEWING 190 VAN 2013**NELSPRUIT WYSIGINGSKEMA 1805****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)**

Ons, Nuplan Development Planners, synde die gemagtigde agent van die geregistreerde eienaar van die eiendom hieronder beskryf, gee hiermee ingevolge Artikel 56 (1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat ons by die Mbombela Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema, bekend as Nelspruit Dorpsbeplanningskema, 1989, deur die hersonering van die gedeeltes wat deel vorm van die Crossings Centre en uitbreidings daarvan soos volg:

-Gedeeltes 42 tot 45 (Gedeeltes van Gedeelte 6) van Erf 65, West Acres Uitbreiding 1 vanaf "Spesiaal" vir sekere gebruike na "Spesiaal" vir winkels, kantore, verversingsplekke, inry restaurante, droog skoonmakers en gebruike ondergeskik en verwant aan voorgenoemde gebruike, met die toestemming van die plaaslike munisipaliteit, uitgesluit hinderlike gebruike en hinderlike industrie, onderworpe aan ontwikkelingsvoorwaardes soos gestipuleer onder Bylaag 1275.

- Gedeeltes 46, 47 en die voorgestelde Restant van Gedeelte 50 (Gedeeltes van Gedeelte 6) van Erf 65, West Acres Uitbreiding 1 vanaf "Besigheid 1" en "Privaat Oop Ruimte" na "Spesiaal" vir winkels, kantore, verversings plekke, deurry restaurante, droog skoonmakers, gymnasium ten opsigte van die voorgestelde Restant van Gedeelte 50 en gebruike ondergeskik en verwant aan voorgenoemde, met die toestemming van die plaaslike munisipaliteit, uitgesluit, hinderlike gebruike en hinderlike industrie, onderworpe aan die konsolidasie van bestaande ontwikkelings voorwaardes en die verhooging van ontwikkelings voorwaardes soos gestipuleer onder Bylaag 1275.

Besonderhede van bogenoemde onderskeie aansoeke lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Departement Stedelike en Landelike Bestuur, Mbombela Plaaslike Munisipaliteit, Burgersentrum, Nelstraat, Nelspruit, vir 'n tydperk van 28 dae vanaf 14 Junie 2013.

Besware teen of verhoë ten opsigte van die onderskeie aansoeke, tesame met die redes daarvoor, moet binne 'n tydperk van 28 dae vanaf 14 Junie 2013 (nie later as 12 Julie 2013) skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of, Mbombela Plaaslike Munisipaliteit, Posbus 45, Nelspruit, 1200, ingedien of gerig word.

Adres van agent: Nuplan Development Planners, Posbus 2555, Nelspruit, 1200. ☎ (013) 752 3422, ✉ (013) 752 5795, 📧 nuplan@mweb.co.za, Verw: SJB-WS-002 .

NOTICE 191 OF 2013**KOMATIPOORT AMENDMENT SCHEME 132 ANNEXURE 10****NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 56 (1)(b)(i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986)**

I, Johannes Christiaan Engelbrecht, being the authorized agent of the owner of stands 270 & 272, Bonkenburg street, Suid – Dorp, Komatipoort, hereby gives notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986, that I have applied to the Nkomazi Municipality for the amendment of the town planning scheme known as Komatipoort Town Planning Scheme 1992, by rezoning of the property described above, situated in Rissik street, Komatipoort from "Residential 17" to "Industrial 1".

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Nkomazi Municipality, Rotunda Circle, Malelane for a period of 28 days from **14 June 2013**. Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager, Nkomazi Municipality, Malelane or at Private Bag X101, Malelane, 1320, within a period of 28 days from **14 June 2013**.

ESSELENS ENGELBRECHTS INC.
P.O. BOX 652
KOMATIPOORT, 1340
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E-MAIL: esmaralda@mindmatters.co.za

KENNISGEWING 191 VAN 2013**KOMATIPOORT WYSIGINGSKEMA 132 BYLAAG 10****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)**

Ek, Johannes Christiaan Engelbrecht, synde die gevolmagtigde agent van die eienaar van erf 270 & 272, Bonkenburgstraat, Suid – Dorp, Komatipoort, gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorps beplanning en Dorpe, 1986, kennis dat ek by die Nkomazi Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as die Komatipoort Dorpsbeplanningskema 1992, deur die hersonering van die eiendom hierbo beskryf, geleë te Rissik straat, Komatipoort van "Residensieel 17" na "Industrieel 1".

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Nkomazi Munisipaliteit, Rotunda Sirkel, Malelane, vir 'n tydperk van 28 dae vanaf **14 Junie 2013**. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n periode van 28 dae vanaf **14 Junie 2013** skriftelik by bovermelde adres of by Privaatsak X 101, Malelane, 1320 ingedien of gerig word.

Adres van Agent:
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NOTICE 192 OF 2013**KOMATIPOORT AMENDMENT SCHEME 130****NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 56 (1)(b)(i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986)**

I, Johannes Christiaan Engelbrecht, being the authorized agent of the owner of stand 834, Rissik street, Komatipoort, hereby gives notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986, that I have applied to the Nkomazi Municipality for the amendment of the town planning scheme known as Komatipoort Town Planning Scheme 1992, by rezoning of the property described above, situated in Rissik street, Komatipoort from "Residential 1" to "Business 1".

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Nkomazi Municipality, Rotunda Circle, Malelane for a period of 28 days from **14 June 2013**. Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager, Nkomazi Municipality, Malelane or at Private Bag X101, Malelane, 1320, within a period of 28 days from **14 June 2013**.

ESSELENS ENGELBRECHTS INC.
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KENNISGEWING 192 VAN 2013**KOMATIPOORT WYSIGINGSKEMA 130****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)**

Ek, Johannes Christiaan Engelbrecht, synde die gevolmagtigde agent van die eienaar van erf 834, Rissik straat, Komatipoort, gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorps beplanning en Dorpe, 1986, kennis dat ek by die Nkomazi Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as die Komatipoort Dorpsbeplanningskema 1992, deur die hersonering van die eiendom hierbo beskryf, geleë te Rissik straat, Komatipoort van "Residensieel 1" na "Besigheid 1".

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Nkomazi Munisipaliteit, Rotunda Sirkel, Malelane, vir 'n tydperk van 28 dae vanaf **14 Junie 2013**. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n periode van 28 dae vanaf **14 Junie 2013** skriftelik by bovermelde adres of by Privaatsak X 101, Malelane, 1320 ingedien of gerig word.

Adres van Agent:
ESSELENS ENGELBRECHTS ING.
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NOTICE 193 OF 2013**KOMATIPOORT AMENDMENT SCHEME 131 ANNEXURE 9****NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 56 (1)(b)(i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986)**

I, Johannes Christiaan Engelbrecht, being the authorized agent of the owner of stands 429 & 430, Komatipoort, Bok street, hereby gives notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986, that I have applied to the Nkomazi Municipality for the amendment of the town planning scheme known as Komatipoort Town Planning Scheme 1992, by rezoning of the property described above, situated in Rissik street, Komatipoort from "Residential 3" to "Business 1".

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Nkomazi Municipality, Rotunda Circle, Malelane for a period of 28 days from **14 June 2013**. Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager, Nkomazi Municipality, Malelane or at Private Bag X101, Malelane, 1320, within a period of 28 days from **14 June 2013**.

ESSELENS ENGELBRECHTS INC.
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KENNISGEWING 193 VAN 2013**KOMATIPOORT WYSIGINGSKEMA 131 BYLAAG 9****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)**

Ek, Johannes Christiaan Engelbrecht, synde die gevolmagtigde agent van die eienaar van erf 429 & 430, Bokstraat, Komatipoort, gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorps beplanning en Dorpe, 1986, kennis dat ek by die Nkomazi Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as die Komatipoort Dorpsbeplanningskema 1992, deur die hersonering van die eiendom hierbo beskryf, geleë te Rissik straat, Komatipoort van "Residensieel 3" na "Besigheid 1".

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Nkomazi Munisipaliteit, Rotunda Sirkel, Malelane, vir 'n tydperk van 28 dae vanaf **14 Junie 2013**. Besware teen of verdoë ten opsigte van die aansoek moet binne 'n periode van 28 dae vanaf **14 Junie 2013** skriftelik by bovermelde adres of by Privaatsak X 101, Malelane, 1320 ingedien of gerig word.

Adres van Agent:
ESSELENS ENGELBRECHTS ING.
POSBUS 652
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NOTICE 194 OF 2013**NOTICE IN TERMS OF SECTION 33, READ WITH SECTION 35 OF THE DEVELOPMENT FACILITATION ACT, 1995****MDT18/10/09/01/LAKE LONGMERE/43**

It is hereby notified that the Mpumalanga Province Development Tribunal has approved the land development application in terms of Section 33, read with Section 35 of the act on Portion 50 of the farm Klipkopje 228 JT as follow:

The Tribunal deems it necessary to issue a consolidated ruling incorporating the aforesaid original ruling and amendments, then with reference to the Surveyor-General diagrams so as to facilitate the interpretation of the ruling and subsequent amendments;

1. The subdivision of Portion 50 of the farm Klipkopje into the following Portions:
 - 1.1. Portion 121 Klipkopje as indicated on diagram SG2029/2009, measuring 22,5892ha and Remainder Portion 50 Klipkopje 228 JT, measuring: 43,5933ha.
 - 1.2. Portion 277 Klipkopje as indicated on diagram SG876/2012, measuring 64m².
 - 1.3. The subdivision of Portion 121 Klipkopje aforesaid into Portions 125 to 147 Klipkopje as indicated on General Plan 2033/2009.
 - 1.4. The subdivision of Portion 147 Klipkopje aforesaid by the creation of Portion 278 Klipkopje as indicated on diagram SG882/2012, measuring: 3 022m².
 - 1.5. The consolidation of Portions 277 Klipkopje with the Remainder of Portion 147 Klipkopje to Portion 279 Klipkopje as indicated on diagram SG883/2012.
 - 1.6. The consolidation of Portion 278 Klipkopje, with the Remainder of Portion 50 Klipkopje as indicated on diagram SG884/2012, into Portion 280 Klipkopje as indicated on diagram SG884/2012.
 - 1.7. The subdivision of Portion 280 Klipkopje into Portions 281 to 290 Klipkopje as indicated on diagram SG885/2012.
2. That the Conditions of Establishment enclosed hereto marked **Annexure A**, be approved of, such to be applicable to Portions 125 to 146 and Portion 279 Klipkopje as indicated on diagrams SG2033/2009 and SG883/2012.
3. That the Land Use Conditions enclosed hereto marked **Annexure B**, be approved of, such to be applicable to Portions 125 to 146 and Portion 279 Klipkopje as indicated on diagrams SG2033/2009 and SG883/2012.
4. The suspension of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) in terms of Section 33(2)(j)
5. The conditions stated in the Geotechnical Reports be adhered to;
6. That the applicant submit proof of the ROD or exemption prior to any further development taking place;
7. That all building plans be approved by the Local Authority prior to the construction of structures;
8. That the inundation servitude S175/1939 as reflected on diagram SG No. A5831/1938 be cancelled.
9. That an engineer certify that none of the structures established for residential occupation, on Portions 125 to 147 as indicated on diagram SG2033/2009, is situate within the 1:100 year flood line.
10. The applicant register any water use with DWAF and submit proof thereof;
11. No further subdivision will be allowed within the development areas as indicated on diagram SG2033/2009 (other than the subdivisions as envisaged in clause 1 above);
12. That right of way servitudes be registered as follows:
 - 12.1. Over Remainder Portion 50 Klipkopje 228, in favour of Portion 47 (a Portion of Portion 27 of the farm Klipkopje 228 as held by Pine Lake Share Block Limited as indicated on diagrams SG1173/2007 and SG878/2012);

- 12.2. A servitude of right of way as indicated on SG877/2012, 878/2012 and 879/2012 be registered in favour of Portions 281 to 290 as indicated on General Plan SG885/2012, such to be registered upon the transfer thereof to any third party.
13. That the applicant retain Portion 279 Klipkopje in ownership and that all the owners of Portion 125 to 146 then remain a member of the applicant, then to act as a Land Owners Association, providing access and internal services to Portions 125 up to and including Portion 146.
14. That the title conditions in the Title Deed of Portion 50 of the farm Klipkopje 228 (such yet to be registered) be dealt with a set out in the Conditions of Establishment – **Annexure C** hereto.

The relevant approved documents in respect of the land development area are kept at the office of the Designated Officer as well as the Land Development Applicant. You may contact the Designated Officer/Registrar Ms Refilwe Motaung if you have any queries at 18 Jones Street, Nelspruit, Mpumalanga, Tel 076 502 3700, or email rmotaung@mpg.gov.za, or the land development applicant: Caz Dry Attorneys, Post net Suite 1210, Private Bag X 1007, Lyttelton 0140, Tel 082 882 8250 or email caz@cdlaw.co.za.

Refilwe Motaung: Registrar
Mpumalanga Development Tribunal
Reference MDT18/10/09/01/LAKE LONGMERE/43

NOTICE 195 OF 2013**NOTICE OF PROCLAMATION****NOTICE IN TERMS OF SECTION 33(4) OF THE DEVELOPMENT FACILITATION ACT, 1995****MDT09/09/09/01/DIXIE CREEK**

It is hereby notified that in terms of Section 33(4) of the Development Facilitation Act, 1995 (Act 67 of 1995) that the Mpumalanga Development Tribunal in terms of its decision released on 29 July 2010 approved the land development application in terms of the Development Facilitation Act, 1995 (Act 67 of 1995). The relevant conditions issued and imposed in respect of the approval land development area by the Tribunal shall come into operation on the date and publication of this notice as contemplated in Section 33 (4) read with Section 33(3) of the Development Facilitation Act, 1995 (Act 67 of 1995).

The approval includes the following conditions:

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY DIXIE CREEK INVESTMENTS (PTY) LIMITED (HEREINAFTER REFERRED TO AS THE DEVELOPER / LANDOWNER) IN TERMS OF THE PROVISIONS OF SECTION 33(2) OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT NO 67 OF 1995), FOR PERMISSION TO ESTABLISH A LAND DEVELOPMENT AREA AS PER SUBDIVISION OF FARM LAND ON THE PROPOSED CONSOLIDATION OF THE REMAINDER OF THE FARM DIXIE NO 311-JU AND THE FARM CLAREMONT VALE NO 312-JU TO BE KNOWN AS THE FARM DIXIE VALE NO 932-JU

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE REGISTRATION OF ANY SUBDIVISION**1.1 MINERAL RIGHTS**

All rights to minerals shall be reserved to the State.

1.2 GENERAL

- (a) The applicant shall satisfy the Tribunal Registrar that-
- (i) the relevant amendment scheme is in order and may be published;
 - (ii) satisfactory access from a road or servitude system to a proposed portion subjective to registration is available;
 - (iii) a favourable geotechnical report has been submitted;
 - (iv) the mineral rights holder consent is obtained from the Department of Minerals and Energy or any associated stakeholder;
 - (v) the environmental authorization has been obtained from the Department of Agriculture and Land Administration of the Mpumalanga Provincial Government:- Provided that the developer/landowner shall comply with all the conditions imposed by the Mpumalanga Department of Agriculture and Land Administration in respect of the record of decision for the project, whereby the development is officially authorized in terms of the provisions of the Environment Conservation Act, 1989 (Act 73 of 1989):- Provided further that the management and monitoring functions of the Environmental Management Plan shall become the responsibility of the Section 21 Company upon constituting of same, and where the Section 21 Company as contemplated shall appoint an environmental overseer to implement the conditions set in the Environmental Management Plan contained in the Environmental Impact Report.;
 - (vi) the 1:100 year flood line has been shown on the subdivision plan and certified by a competent engineer;
 - (vii) Conditions A and B in Deed of Transfer T 32024/2007 is cancelled or consent is granted for such not to be transferred to portions in the subdivision.
- (b) The applicant shall comply with the provisions of Section 37 of the Development Facilitation Act, 1995 (Act 67 of 1995).

2. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED SUBDIVISION)**2.1 NAME**

The name of the development shall be Dixie Creek Bushveld Estate.

2.2 DESIGN

The land development area shall consist of portions and servitudes as indicated on General Plan No. 231/2012.

2.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All portions shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals and real rights, excluding Conditions C and D in Deed of Transfer T32024/2007, which would not apply to the total subdivision area, and only affect Portion 56 of the farm Dixie Vale No. 932-JU.

2.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The landowner shall at its own expense cause all existing buildings and structures situated within the building line reserves, site spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

2.5 REMOVAL OF LITTER

The landowner shall at its own expense cause all litter within the portions of subdivision to be removed to the satisfaction of the local authority, when required by the local authority to do so.

2.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the subdivision it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the landowner.

2.7 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

If, by reason of the establishment of the subdivision it should become necessary to remove or replace any existing Telkom services, the cost thereof shall be borne by the landowner.

2.8 REPOSITIONING OF CIRCUITS

If, by reason of the establishment of the subdivision it should become necessary to reposition any existing circuits of Eskom or Telkom the cost thereof shall be borne by the landowner.

2.9 RESTRICTION OF THE ALIENATION OF LAND

Regardless of the issuing of a certificate as contemplated in Section 38 of the Development Facilitation Act, 1995 (Act 67 of 1995), no portion in the subdivision may be transferred or be dealt with otherwise until the local authority certifies that the developer has complied with the provisions of conditions 2.10.1 to 2.10.4 inclusive below.

2.10 THE DEVELOPER'S OBLIGATIONS**2.10.1 ASSOCIATION AND STATUTES**

The developer must register a Section 21 Company (Property Owner's Association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). All the owners of portions in the subdivision must become members of the Section 21 Company. A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the local authority.

The Association and Statutes must clearly state that the main objective of the Property Owner's Association is (if applicable) the maintenance of the

internal engineering services of the development (i.e. water, sewerage, electricity and the road and storm water sewers). The developer is deemed to be a member of the Section 21 Company, with all the rights and obligations of an ordinary member, until the last portion has been transferred:- Provided that the Section 21 Company shall oversee the development and maintenance of the development.

2.10.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the local authority complete engineering drawings in respect of internal sewer and sewer connection points (if a formal sewer system is to be accommodated:- Provided that building plans should indicate the sewer option detail if septic tanks or french drain systems are provided) and complete engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services (if such is to apply).

2.10.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any portion is transferred, the local authority must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The local authority may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the local authority an undertaking that the developer will complete this service on or before a certain date and must provide the local authority with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Technical Services Department of the local authority or the Property Owner's Association:- Provided that if septic tanks or french drain systems are encouraged, the land owner is responsible for the arrangements associated, including maintenance of such.

2.10.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and storm water sewers) have been completed. The developer must furnish the Section 21 Company with a maintenance guarantee, issued by the recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity services, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services, and proof of this must be submitted to the local authority.

2.11 TRANSFER OF LAND TO THE SECTION 21 COMPANY (HOMEOWNER'S ASSOCIATION)

Portion 36 shall be transferred to the Property Owner's Association (Section 21 Company) by and at the expense of the landowner.

2.12 PROTECTION/REMOVAL OF ARCHAEOLOGICAL FEATURES

The developer shall at its own expense cause any archaeological feature or grave to be properly protected to the satisfaction of the local authority and if, by reason of the establishment of the subdivision registration it should become necessary to remove any archaeological feature or grave, the cost thereof shall be borne by the landowner:- Provided that if archaeological sites are exposed during construction work, it should immediately be reported to a museum, preferably one at which an archaeologist is available, so that an investigation and evaluation of the finds can be made.

2.13 RESTRICTION ON THE DISPOSAL/DEVELOPMENT OF PORTIONS

The developer shall not dispose of or develop Portions 8, 9, 11 and 56 and transfer on the portions shall not be permitted until the local authority has been satisfied that any archaeological aspects on site have been dealt with in a favourable manner, and related permits are obtained:- Provided that such input of authorization can include restriction conditions on any part of such land as per the expectations of the South African Resources Agency.

2.14 RESTRICTION ON DEVELOPMENT OF PORTIONS

Portions 9, 10 and 56 may not allow for development below the 1:100 year flood line, except with appropriate authorization of the authorities:- Provided that the local authority should ensure that any service provision infrastructure or buildings on the land, including a landscape development proposals should be indicated on an approved site development plan and/or landscape development plan.

2.15 FENCING AND ACCESS CONTROL

The developer shall be responsible for erection of an access control entrance building / structure on Portion 36, as well as the provision of walls / fencing on the perimeter of the proposed development, which may be deviated upon as to include adjacent farm areas if a conservancy area is established, and there is a related agreement of implementation.

2.16 SPECIAL SERVICE PROVISION STANDARDS

The developer and/or the relevant service delivery agent shall in respect of Portions 1 to 7, 12 to 35 and 37 to 55 provide and install the engineering services in the land development area as provided for in the services agreements (electrical and civil) (if applicable) concluded or to be concluded, in terms of Section 40 of the Act and Regulation 19 of the Development Facilitation Regulations:- Provided that the local authority will be under no obligation to provide any municipal services to the subdivided portions, and the following should apply:

- (a) Roads and storm water:
 - (i) The right of way servitude within the land development area will be as per Condition 3.1 herein.
 - (ii) The land development applicant must constitute a Section 21 Company of which the owner of each portion must remain a shareholder, where the Section 21 Company will be responsible for the maintenance of the roads and storm water opportunities / infrastructure.
- (b) Water:
Water for household purposes (independent from the local authorities supply) with a minimum of 1500 liters per day must be provided to each portion.
- (c) Sewerage:
Septic tanks and french drains must comply with the National Building Regulations:- Provided that no french drain must be placed within a distance of 20 meters from a stream or a borehole or within the building restriction area as indicated on the development plan.
- (d) Refuse:
That solid waste (refuse) must be disposed of at the local registered site:- Provided that a transfer station can be accommodated on site, or within the greater development area of Dixie Creek Estate, subject to the conditions which the local authority may imply.
- (e) Electricity:
An electricity connection must be provided to each subdivided portion to the satisfaction of the local authority:- Provided that the local authority is responsible for the bulk service provision as per content of the service agreement.

2.17 ACCESS

- (a) Ingress from Road 2353 to the development area and egress to Road 2353 from the development area shall be restricted to the access of Portions 9 and 36 with the said road, over Portion 56 of the farm Dixie Vale No 932-JU.

- (b) The developer shall at its own expense, submit a geometric design layout (scale 1:500) of the ingress and egress point referred to in (a) above, and specifications for the construction of the access to the Head of the Department, Roads Branch of the Mpumalanga Provincial Government for approval. The developer shall after approval of the layout and specifications, construct the said ingress and egress point at its own expense to the satisfaction of the Head of the Department, Roads Branch of the Mpumalanga Provincial Government.

2.18 ACCEPTANCE AND DISPOSAL OF STORMWATER

The developer shall arrange for the drainage of the development area to fit in with that of Road 2353 and for all storm water running off or being diverted from the road to be received and disposed of.

2.19 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The developer shall at its own expense, erect a fence or other physical barrier to the satisfaction of the Head of Department, Roads Branch of the Mpumalanga Provincial Government along Road 2353, as and when required by him to do so and the developer shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the Property Owner's Association: Provided that the developer responsibility for the maintenance thereof shall cease when the Property Home Owner's Association takes over the responsibility for the maintenance of the internal Roads in the development area.

3 CONDITIONS OF TITLE

All portions shall be subject to the conditions as indicated, laid down by the Tribunal in terms of the provisions of the Development Facilitation Act, 1995 (Act 67 of 1995)

3.1 PORTION 56

The necessary protecting servitude shall be registered for roads and the conveying of engineering services over Portion 56 of the farm Dixie Vale No 932-JU in favour of the service delivery agent and/or Property Owners Association or Body Corporate (as the case may be):- Provided that no servitudes need be registered over Portion 56 of the farm Dixie Vale No 932-JU after subdivision, where the title deed should make provision for a general right-of-way and service provision servitude.

3.2 PORTIONS 1 TO 7 AND 12 TO 55

- (a) The portion shall be subject to a servitude, 2m wide, for services (water, sewer, electricity and storm water) (hereinafter referred to as "the services"), in favour of the local authority or Property Owner's Association, along any two boundaries, excepting a general right of way servitude boundary and, in the case of a panhandle portion, an additional servitude for service provision purposes, 2m wide, over the entrance portion of the portion, if and when required by the local authority or Property Owner's Association: Provided that the local authority or Property Owner's Association may waive any such servitude.
- (b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.
- (c) The local authority or Property Owner's Association shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary and furthermore the local authority or Property Owner's Association shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the local authority or Property Owner's Association shall make good any damage caused during the laying, maintenance or removal of such services and other works.

3.3 PORTION 36

- (a) The Property Owners Association shall have the full responsibility for the maintenance of the access portion, to the satisfaction of the local authority.
- (b) A servitude for right of way and municipal purposes shall be registered over the access portion in favour of the local authority.

4 CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWNPLANNING SCHEME, HAVE TO BE INCORPORATED IN THE UMJINDI TOWNPLANNING SCHEME, 2002

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

4.1 ALL PORTIONS

- (a) The portion lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the local authority must show measures to be taken, in accordance with recommendations contained in the geotechnical report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.
- (b) No structures shall be erected prior to the appointment of a professional structural or geotechnical engineer who must design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the report.
- (c) Building plans submitted for approval to local authority, must align with precautionary details in accordance with the Geotechnical report which was compiled for the land development area, so as to restrict any possible damage which could occur as a result of the detrimental foundation conditions, unless proof can be provided to the local authority that such precautionary measures are not necessary or that the objectives can be obtained in a more effective manner.
- (d) The land development area is considered favourable for residential development according to a geotechnical evaluation performed by the geologist:- Provided that additional unit-specific investigations need to be conducted in terms of the requirements of the NHBRC, which can include phase 2 geotechnical investigation, where the conditions stated in the geotechnical report need to be adhered to.
- (e) All standard conditions (other than specified) of the townplanning scheme shall apply:- Provided that building plans must be submitted to and be approved of by the local authority, before building commences or an occupational certificate is issued.
- (f) No development of a permanent building structure may be accommodated below the 1:100 year flood line, and where there is a possibility that any site is subject to a 1:100 year flood line, or where any site is within say 25 metres from such flood line area, the flood line position must be indicated on the building plan.

4.2 SPECIAL FOR RURAL RESIDENTIAL

Portions 1 to 7, 12 to 35 and 37 to 55 shall be zoned "Special for rural residential purposes which may include only the main dwelling unit and subservient and related uses to the main use to include staff housing and maintenance areas as the main use may need to entertain, with special consent of the local authority secondary uses as applicable to a standard scheme "Residential 1"-zoning and such other subservient and related uses which the local authority may approve of in writing after consideration of a site development plan", subject to the following conditions:

- (a) The height of buildings shall not exceed 2 storeys.
- (b) Buildings, including outbuildings, hereafter erected on the land, shall be located not less than 10m from any boundary:- Provided that the local authority may relax this restriction or any other building line restriction if such relaxation would in its opinion result in an improvement in the development of the portion.
- (c) The total coverage of all buildings on the portion shall not exceed 10%.
- (d) The floor area ratio shall not exceed 1,25.

- (e) Parking shall be provided to the satisfaction of the local authority.
- (f) The development shall take place in accordance with a harmonious architectural design theme and guidelines prepared by the project architect, and/or such guidelines pertained in the architectural and aesthetical guidelines serving as an annexure to the purchase agreement:- Provided that building plans must be submitted to the local authority for approval, and each site is to have available a site development plan, where the site development plan is to indicate either on the plan, or on a landscape development plan, landscaping proposals, which landscaping must be implemented within three (3) months from date of construction.
- (g) The site development plan must be compiled, and must be approved of by the local authority, before development may take place.
- (h) Discretionary powers are delegated to the local authority to permit additional land-use activities not specifically mentioned in the townplanning scheme, but which are regarded, in the sole opinion of the local authority, as complementary, ancillary or subservient uses to the existing approved use-rights. These powers include the authority to:
 - increase approved building areas for any of the land-use activities up to 20 percent of the maximum building area without the formal consent-use procedure being required:- Increases of 20 percent of the maximum building area or more may only be approved after having followed the formal consent-use application procedure.
 - allow for the development to be implemented or expanded upon, as per the contents of condition 1 hereof:- Increases in the number of units, may only be approved after having followed the formal consent use application procedure.

This condition is specifically imposed to increase flexibility of the approved land-use rights package to allow the land development applicant to respond to market influences with greater ease, not having to approach the Mpumalanga Development Tribunal again for trivial land-use management issues.

Provided that the local authority can with special consent agree to the adjustment of any aforementioned development control.

4.3 SPECIAL FOR A GAME RESERVE

Portion 56 shall be zoned "Special for a game reserve and conservancy area, and agricultural purposes applicable to a standard scheme "Agricultural"-zoning in "Height Zone 0" and such other subservient and related uses which the local authority may approve of in writing after consideration of a site development plan", subject to the following conditions:

- (a) The height of buildings shall not exceed 2 storeys.
- (b) Buildings, including outbuildings, hereafter erected on the land, shall be located not less than 5m from any boundary:- Provided that the local authority may relax this restriction or any other building line restriction if such relaxation would in its opinion result in an improvement in the development of the portion.
- (c) The total coverage of all buildings on the portion shall not exceed 0,25%.
- (d) Parking shall be provided to the satisfaction of the local authority.

Provided that the local authority can with special consent agree to the adjustment of any aforementioned development control.

4.4 SPECIAL FOR GOLF COURSE

Portions 8, 10 and 11 shall be zoned "Special for a golf course including uses ancillary to the main use (but which are subordinate) such as parking area, courtyards, places of refreshment not exceeding 100m² gross floor area, places of amusement not exceeding 200m² gross floor area, places of instruction not exceeding 150m² gross floor area, ablution facilities, maintenance buildings, storage facilities, refuse storage facilities and such other subservient and related uses which the local authority may approve of in writing after consideration of a site development plan", subject to the following conditions:

- (a) The height of buildings shall not exceed 2 storeys.

- (b) Buildings, including outbuildings, hereafter erected on the erf, shall be located not less than 5m from any street boundary:- Provided that the local authority may relax this restriction or any other building line restriction if such relaxation would in its opinion result in an improvement in the development of the portion.
- (c) The total coverage of all buildings on the land shall not exceed 0,1%.
- (d) The floor area ratio shall not exceed 0,1.
- (e) Parking shall be provided to the satisfaction of the local authority.

Provided that the local authority can with special consent agree to the adjustment of any aforementioned development control.

4.5 SPECIAL FOR ACCESS CONTROL

Portion 36 shall be zoned "Special for access control including uses ancillary to the main use (but which are subordinate) such as entrance gate facilities, offices not exceeding 50m² gross floor area, kitchen not exceeding 25m² gross floor area, parking area, ablution facilities, post boxes, water feature, refuse storage facilities and such other subservient and related uses which the local authority may approve of in writing after consideration of a site development plan", subject to the following conditions:

- (a) The height of buildings shall not exceed 2 storeys.
- (b) No building line will be applicable.
- (c) The total coverage of all buildings on the erf shall not exceed 30%.
- (d) The floor area ratio shall not exceed 0,4.
- (e) Parking shall be provided to the satisfaction of the local authority.

Provided that the local authority can with special consent agree to the adjustment of any aforementioned development control.

4.6 SPECIAL FOR TOWNSHIP DEVELOPMENT

Portion 9 shall be zoned "Special for township development", subject to the conditions pertained in the township application layout and approval:- Subject thereto that the land must be subjective to a general "Agricultural"-zoning, until a township is established on the land or any part thereof:- Provided further that with township phasing options this portion can be subdivided as per small scale diagram requirements linked to framing of General Plans that may be applicable.

4.7 PORTIONS SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above, Portions 9, 11 and 56 of the farm Dixie Vale No 932-JU shall be subject to the following conditions:

- (a) The registered owner of the land shall erect a physical barrier consisting of a 2m high security fence, or a barrier of such other material as may be approved by the local authority, in accordance with the most recent standards of the Department of Public Transport and Roads of the Mpumalanga Provincial Government before or during development of the land along the boundary thereof abutting on Provincial Road No 2353 to the satisfaction of the local authority and shall maintain such fence to the satisfaction of the local authority.
- (b) Except for the physical barrier referred to in sub clause (a) above, a swimming bath or any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of the land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the reserve boundary of Provincial Route 2353 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the written consent of the Department of Public Transport and Roads of the Mpumalanga Provincial Government.
- (c) Ingress to and egress from the land shall not be permitted along the boundary thereof abutting on Provincial Route 2353: Provided that the Department of Public Transport and Roads of the Mpumalanga Provincial Government may grant written permission for access subject to such

conditions as the Administration may determine, at a position agreed to, in favour of general access over the portions of relevance.

The relevant approved documents in respect of the land development are kept at the office of the Designated Officer as well as the Land Development Applicant.

You may contact the Designated Officer / Registrar Ms Refilwe Motaung if you have any queries at 18 Jones Street, Nelspruit, Mpumalanga, Tel 076 502 3700, or email motaung@mpg.gov.za, or the land development applicant: Plan-2-Survey Africa Incorporated, PO Box 478, Sonpark, 1206, Tel: (013) 741 1060, Fax: (013) 741 3752, email: plan2survey@telkomsa.net

Refilwe Motaung: Registrar
Mpumalanga Development Tribunal
Reference MDT 09/09/09/01/DIXIE CREEK

LOCAL AUTHORITY NOTICE PLAASLIKE BESTUURSKENNISGEWING



LOCAL AUTHORITY NOTICE 111

**STEVE TSHWETE LOCAL MUNICIPALITY
NOTICE: PROVINCIAL GAZETTE**

Notice is hereby given that in terms of Section 14 (2) of the Local Government: Municipal Property Rates Act No 6 of 2004 that Steve Tshwete Local Council has inter alia approved the amendment of the property rates per Council Resolution SC58/05/2013 as set out hereunder:

Extract from the minutes of the Council meeting held on 31 May 2013

SC58/05/2013

FINANCES: ANNUAL BUDGET FOR THE 2013/2014 TO 2015/2016 FINANCIAL YEARS

3. **THAT** in terms of the provisions of section 75A of the Local Government Municipal Systems Act, Act 32 of 2000, read with section 2 of the Local Government Municipal Property Rates Act, Act 6 of 2004 the rates differentiating among the different categories of properties determined by the actual use, the zoning and/or permitted use of properties, for property tax be levied on market value of all rateable properties within the municipal area for the financial year 1 July 2013 to 30 June 2014, provided that rebates, exemptions and reductions as indicated, on application be allowed:

3.1	Category	Rate Applicable
3.1.1	Residential with the exclusion of the first R15 000 of assessed market value	0,85 cent in the Rand
3.1.2	Government owned residential with the exclusion of the first R15 000 of assessed market value	0,85 cent in the Rand
3.1.3	Residential – 2 nd dwelling	0,85 cent in the Rand
3.1.4	Government residential – 2 nd dwelling	0,85 cent in the Rand
3.1.5	Duets not subject to a sectional title scheme	0,85 cent in the Rand
3.1.6	Government duets not subject to sectional title scheme	0,85 cent in the Rand
3.1.7	Residential : home business	0,85 cent in the Rand
3.1.8	Residential : vacant, including government owned	1,28 cent in the Rand
3.1.9	Illegal usage	2,76 cent in the Rand
3.1.10	Accommodation establishments	1,06 cent in the Rand
3.1.11	Business and commercial including government owned	2,55 cent in the Rand
3.1.12	Industrial	2,13 cent in the Rand
3.1.13	Industrial special	1,87 cent in the Rand
3.1.14	Farms including agricultural small holdings used for agricultural / residential purposes	0,21 cent in the Rand
3.1.15	Farms including agricultural small holdings used for eco-tourism / trading in or hunting of game	1,28 cent in the Rand
3.1.16	Farms including agricultural small holdings used for business / commercial / industrial purposes	2,55 cent in the Rand
3.1.17	Farm including agricultural small holdings used for any other than the specified purposes	0,21 cent in the Rand
3.1.18	Mining	3,40 cent in the Rand
3.1.19	Public benefits organisations	0,21 cent in the Rand
3.1.20	Schools including government owned / school hostels	1,06 cent in the Rand
3.1.21	Multiple used premises according to major use:	
	Residential	0,85 cent in the Rand
	Commercial	2,55 cent in the Rand
	Industrial	2,13 cent in the Rand
	Accommodation establishment	1,06 cent in the Rand
	Mining	3,40 cent in the Rand
3.1.22	Privately owned roads / parks / sport grounds, subject to the stipulations of Section 17(2)(b) of Act 6 of 2004, where applicable	0,85 cent in the Rand
3.1.23	Privately owned towns	0,21 cent in the Rand

3.2 Rebates in recognition of section 15(2) of Act 6 of 2004

3.2.1 That for all indigent households enlisted under the Council's Indigent Support and Free Basic Services Scheme property rates be fully discounted and the expenditure be recovered from the proportional Equitable Share payment to the Council by the South African National Treasury.

3.2.2 The following rebates be allowed on properties owned by pensioners, disability grantees and/or medically boarded based on their monthly income and which are categorized as residential subject to the conditions as stipulated in the property rates policy:

Qualifying applicants:

R 0 – R 2520,00	100% rebate on applicable tariff
R2520,01 – R 5000,00	70% rebate on applicable tariff
R5000,01 – R 7000,00	50% rebate on applicable tariff
R7000,01 – R10500,00	20% rebate on applicable tariff

3.2.3 That a rebate of 0,72 cent in the Rand be allowed for all property where a single property becomes divided (through subdivision or township establishment) into ten (10) or more full title units and all services, inclusive of water, sewerage, electricity and roads are installed by the developer at his own cost for a period of two (2) years from the date of registration of the subdivision or the proclamation of the township or for a shorter period until the newly created units are sold off or improved before expiry of the two (2) years period.

3.3 A phasing-in discount granted in terms of section 21 of Act 6 of 2004

3.3.1 That property rates on all newly rated property that had not previously been assessed and rated according to any valuation roll or supplementary valuation roll that applied to any area of the municipality in terms of previous legislation be phased in as follows:

- in the 2009/2010 financial year a rebate of 100%;
- in the 2010/2011 financial year a rebate of 75%;
- in the 2011/2012 financial year a rebate of 50%;
- in the 2012/2013 financial year a rebate of 25%; and
- in the 2013/2014 financial year the rate will be payable without any rebate.

3.4 Exemptions from payment of a rate levied

3.4.1 That in terms of section 15(1)(a) of the MPRA, Act 6 of 2004 the following categories be exempted from payment of a rate levied on their property:

- 3.4.1.1 rateable property registered in the name of a welfare organization registered in terms of the National Welfare Act, 1978 (Act 100 of 1978).
- 3.4.1.2 rateable property owned by public benefits organizations and used for any specific public benefit activity as listed in item 1,2 and 4 of part 1 of the ninth schedule to the Income Tax Act.
- 3.4.1.3 museums, art galleries, libraries and botanical gardens which are registered in the names of private persons and which are open to public, whether admission is charged or not as listed in section 6(a) and (b) of the ninth schedule to the Income Tax Act.
- 3.4.1.4 national monuments including ancillary business activities at national monuments as listed in section 6(a) and (b) of the ninth schedule to the Income Tax Act.
- 3.4.1.5 rateable property registered in the name of a trustee or trustees or any organization which is being maintained for the welfare of war veterans as defined in section 1 of the Social Aid Act (House of Assembly), 1989, Act 37 of 1989, and their families.
- 3.4.1.6 sport grounds used for the purposes of amateur sport and any social activities which are connected with such sport.

- 3.4.1.7 rateable property registered in the name of the Boy Scouts, Girl Guides, Sea Scouts, Voor-trekkers or any organization which is in the opinion of the municipality similar or any rateable property let by the municipality to any such organization.
- 3.4.1.8 rateable property registered in the name of a declared institution in terms of Cultural Institutions Act, Act 119 of 1998 as amended, promoting the cultural aims as defined in section 6(a) and (b) of the ninth schedule of the Income Tax Act.
- 3.4.1.9 properties in the "*municipal*" category unless a lease or sale agreement for such a property, or part thereof, exists.
- 3.4.1.10 on mineral rights within the meaning of paragraph (b) under "*property*" as per section 1 of Act 6 of 2004.
- 3.4.1.11 on a property belonging to a land reform beneficiary or his or her heirs, provided that this exclusion lapses ten (10) years from the date on which such beneficiary's title was registered in the office of the Registrar of Deeds.
- 3.4.1.12 on the first R15 000,00 of the market value of the property assigned in the valuation roll of a municipality to a category determined by the municipality:
- (i) for residential purposes including second dwellings and duets not subject to a sectional title scheme; or
 - (ii) for properties used for multiple purposes, provided one or more components of the property and which forms the major part of the property, are used for residential purposes.
- 3.4.1.13 on a property registered in the name of and used primarily as a place of public worship by a religious community, including an official residence registered in the name of that community which is occupied by an office-bearer of that community who officiates at services at that place of worship.
- 3.4.1.14 on the first 30% of the market value of public service infrastructure.
- 3.4.1.15 on those parts of a special nature reserve, national park or national reserve with meaning of Protected Areas Act, or a national botanical garden within the meaning of National Management Biodiversity Act, 2004 which are not developed or used for commercial business, or residential agricultural
- 3.5 That all property rates as per paragraphs 3.1.1 to 3.1.23 above be subjected to Value Added Tax at a zero rate.

CERTIFIED A TRUE EXTRACT

W D FOUCHE
MUNICIPAL MANAGER

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