



THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA

**Provincial Gazette
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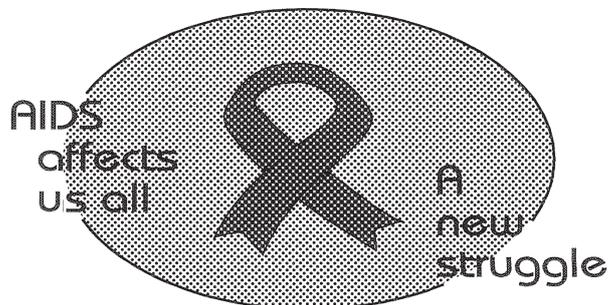
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Vol. 24

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3 FEBRUARY 2017
3 FEBRUARIE 2017

No. 2779

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

**LOCAL AUTHORITY NOTICE 5 OF 2017
STEVE TSHWETE LOCAL MUNICIPALITY****PUBLIC NOTICE: CALLING FOR INSPECTION OF THE SUPPLEMENTARY VALUATION ROLL DATED 31 JANUARY 2017 AND THE LODGING OF OBJECTIONS**

Notice is hereby given in terms of Section 78 (2) of the Local Government: Municipal Rates Act, 2004 (Act 6 of 2004) hereinafter referred to as the "Act" that the supplementary valuation roll dated 31 January 2017 for the financial years 1 July 2013 to 30 June 2018 is open for public inspection at the Department of Property & Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg from 13 February 2017 to 07 April 2017. In addition the supplementary valuation roll is available at this Municipality's official website: www.stevetshwetelm.gov.za.

An invitation is hereby made in terms of Section 78(2) of the Act that every person who wishes to lodge an objection in respect of any matter in, or omitted from the supplementary valuation roll, shall do so within the above-mentioned period with the Municipal Manager.

Attention is specifically drawn to the fact that in terms of Section 50(2) of the Act an objection must be in relation to a specific individual property and not against the supplementary valuation roll as such. The form for the lodging of an objection is obtainable at the Department of Property & Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg or at this Municipality's official website: www.stevetshwetelm.gov.za.

The completed form must be returned to the Municipal Manager by hand at the Department of Property & Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg by no later than 07 April 2017 at 13h00.

For enquiries, please phone Mrs. Juanita Dedekind of the Department of Property & Valuation Services at Tel: (013) 249-7088.

Any person who cannot read or write can visit Mrs. Juanita Dedekind of the Department of Property & Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg where he/she will be assisted with the transcription of this notice and the completion of an objection form if required.

MUNICIPAL MANAGER

LOCAL AUTHORITY NOTICE 6 OF 2017

**STEVE TSHWETE AMENDMENT SCHEME 263
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 1 of Erf 11064 Township of Middelburg Extension 33** from “Industrial” to “Existing Public Road”

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

This amendment is known as Steve Tshwete Amendment Scheme **263** and shall come into operation on the date of publication of this notice.

SM Mnguni
Acting Municipal Manager

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

DATE: 02/12/2016

REF: 15/4/R

LOCAL AUTHORITY NOTICE 7 OF 2017

**STEVE TSHWETE AMENDMENT SCHEME 645
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Erf 107 Township of Blinkpan** from “**Residential 3**” to “**Residential 1**”.

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

This amendment is known as Steve Tshwete Amendment Scheme **645** and shall come into operation on the date of publication of this notice.

SM Mnguni
Acting Municipal Manager

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

DATE: 02/12/2016

REF: 15/4/R

LOCAL AUTHORITY NOTICE 8 OF 2017
STEVE TSHWETE AMENDMENT SCHEME 402
NOTICE OF APPROVAL

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Remainder of Erf 101 Township of Middelburg** from “**Residential 2**” to “**Residential 2**” **with amended conditions.**

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

This amendment is known as Steve Tshwete Amendment Scheme **402** and shall come into operation on the date of publication of this notice.

SM Mnguni
Acting Municipal Manager

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

DATE: 04/11/2016

REF: 15/4/R

LOCAL AUTHORITY NOTICE 9 OF 2017

**STEVE TSHWETE AMENDMENT SCHEME 595
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Remainder of Portion 2, Remainder of Portion 3, Portion 6, Remainder of Portion 7, Portion 10 & Portion 12 of the farm Nooitgedach 417 JS** from **“Agricultural”** to **“Special”**.

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

This amendment is known as Steve Tshwete Amendment Scheme **595** and shall come into operation on the date of publication of this notice.

SM Mnguni
Acting Municipal Manager

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

DATE: 02/12/2016

REF: 15/4/R

LOCAL AUTHORITY NOTICE 10 OF 2017

CONDITIONS UNDER WHICH THE APPLICATION MADE BY STEVE TSHWETE LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF SECTION 108 OF THE TOWN- PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) OR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 6 OF THE FARM ROCKDALE 442-JS; PROVINCE OF MPUMALANGA, HAS BEEN APPROVED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE APPROVAL OF THE GENERAL PLAN:**(1.1) GENERAL**

- (i) The applicant shall ensure that:
 - a. A satisfactory geological report has been submitted.
 - b. Issues regarding environmental legislation have been addressed.

2. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE REGISTRATION OF THE TOWNSHIP:-**(2.1) GENERAL**

- (i) The applicant shall comply with the provisions of Sections 72(1), 75(1) and 101(1) of the Town-Planning and Townships Ordinance 1986 (Ordinance 15 of 1986)

(2.2) REMOVAL OF EXISTING TITLE RESTRICTIONS

- (i) The following servitudes and / restrictive conditions registered against the title of the land or otherwise operative in respect of such land shall be cancelled:

Clause A. Notarial Deed No.2/1917-P Rts in favour of Albert Charles Collins as regards to certain Royalties with respect to Coal.

Clause E. Deed of cession No.K3124/1977 RM of a 0.5 share in coal rights in favour of BP Southern Africa (Pty) Ltd.

Clause M. Deed of Cession No.K1178/1988 RM of a 0.5 share in coal rights in favour of O & H Coal Limited.

Clause N. Notarial Deed No.3235/02s with rights in favour of Ingwe Colliers Limited.

3. CONDITIONS OF ESTABLISHMENT

(3.1) NAME

The name of the township shall be ROCKDALE NORTH.

(3.2) DESIGN

The township shall consist of erven and streets as indicated on the layout plan (Layout Plan No. ROCKDALE NORTH-06-2012).

(3.3) SERVICES

Appropriate internal and external services in or for the township shall be installed to the satisfaction of the Steve Tshwete Local Municipality.

(3.4) ERVEN TO BE TRANSFERRED TO THE LOCAL MUNICIPALITY

Erven zoned "Municipal" and / or "Public Open Space" and Undetermined" shall be registered in the name of Steve Tshwete Local Municipality.

4. CONDITIONS OF TITLE

(4.1) EXISTING CONDITIONS OF TITLE

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

(4.2) THE ERVEN MENTIONED HERE-UNDER SHALL BE SUBJECT TO THE CONDITIONS ASIMPOSED BY THE STEVE TSHWETE LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).

4.2.1 MUNICIPAL SERVICES

The following servitudes shall be imposed:

(a) **ALL ERVEN WITH THE EXCEPTION OF ERVEN 255,274,275,278,279,298, 300,301,304,305,308,309,312,671,679,680,681,682,683,684.**

(i) are subject to:

- a servitude 3 meters wide along the street boundary
- a servitude 2 meters wide along the rear boundary; and
- servitudes along the side boundaries with an aggregate width of 3 meters and a minimum width of 1 meter,

all in favour of the local municipality for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 1 meter wide across the access

portion of the erf, if and when required by the local municipality: Provided that the local municipality may relax or grant exemption from the required servitudes.

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

(b) ERVEN WITH SPECIAL CONDITIONS

ERVEN 255,274,275,278,279,671

are subject to:

- a servitude 4 meters wide along the street boundary
- a servitude 2 meters wide along the rear boundary; and
- servitudes along the side boundaries with an aggregate width of 3 meters and a minimum width of 1 meter,

ERVEN 308,309,312

are subject to:

- a servitude 5 meters wide along the street boundary
- a servitude 2 meters wide along the rear boundary; and
- servitudes along the side boundaries with an aggregate width of 3 meters and a minimum width of 1 meter,

ERVEN 298,300,301,304,305

are subject to:

- a servitude 5.5 meters wide along the street boundary
- a servitude 2 meters wide along the rear boundary; and
- servitudes along the side boundaries with an aggregate width of 3 meters and a minimum width of 1 meter,

ERVEN 679 – 684

are subject to:

- a servitude 2.5 meters wide along the street boundary
- a servitude 2 meters wide along the rear boundary; and
- servitudes along the side boundaries with an aggregate width of 3 meters and a minimum width of 1 meter,

No building or other structure shall be erected within the afore-said servitude area and no large rooted trees shall be planted within the area of servitudes mentioned above.

(c) ERVEN 9,11,733,734

No building or any other structure must be erected within 30m from the western boundary of the mentioned erven.

(d) LINE OF NO ACCESS

No erven shall receive access directly from the 20m street as marked out on Layout Plan No. ROCKDALE NORTH-06-2012.

5. CONDITIONS TO BE INCLUDED IN THE STEVE TSHWETE TOWN PLANNING SCHEME IN TERMS OF SECTION 125(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE 15 OF 1986)

5.1 ERVEN 12 – 30,35-128,130-147,149 – 194,196- 278,280-297,299 – 438,440 – 465,467-516,518-570,573-611,613 – 670,672 – 678,680 - 732

5.1.1 Use Zone: **RESIDENTIAL 1**

5.1.2 Activities shall be limited to those normally associated residential use and ancillary land uses as defined by the Steve Tshwete Town Planning Scheme, 2004.

5.1.3 No new buildings shall be constructed except with the written approval from the Local Authority.

5.1.4 The property shall be maintained to the satisfaction of the Local Authority.

5.2 ERVEN 34,671

5.2.1 Use Zone: **RESIDENTIAL 3**

5.2.2 Activities shall be limited to those normally associated with and ancillary to higher density residential purposes as defined by the Steve Tshwete Town Planning Scheme, 2004.

5.2.3 No new buildings shall be constructed except with the written permission of the Local Authority.

5.2.4 The property shall be maintained to the satisfaction of the Local Authority.

5.3 ERVEN 31, 129,279,466,517

- 5.3.1 Use Zone: **BUSINESS 2**
- 5.3.2 Activities shall be limited to those normally associated with business activities and ancillary uses as defined by the Steve Tshwete Town Planning Scheme, 2004.
- 5.3.3 No new buildings shall be constructed except with the written approval of the Local Authority.
- 5.3.4 The property shall be maintained to the satisfaction of the Local Authority.

5.4 ERVEN 10, 32, 33, 195, 298, 439, 571, 572, 612

- 5.4.1 Use Zone: **INSTITUTIONAL**
- 5.4.2 Activities shall be limited to those associated with community facilities and ancillary to churches and other facilities as defined by the Steve Tshwete Town Planning Scheme, 2004.
- 5.4.3 No new buildings shall be constructed except with the written approval of the Local Authority.
- 5.4.4 The property shall be maintained to the satisfaction of the Local Authority.

5.5 ERVEN 679

- 5.5.1 Use Zone: **MUNICIPAL**
- 5.5.2 Activities shall be limited to those normally associated with municipal activities and ancillary uses as defined by the Steve Tshwete Town Planning Scheme, 2004.

5.6 ERVEN 1- 9**5.6.1 Use Zone: INDUSTRIAL 1**

5.6.2 Activities shall be limited to those normally associated with industrial activities and ancillary uses as defined by the Steve Tshwete Town Planning Scheme, 2004.

5.6.3 No new buildings shall be constructed except with written approval from the Local Authority.

5.6.4 The property shall be maintained to the satisfaction of the Local Authority.

5.7 ERVEN 733- 740**5.7.1 Use Zone: PUBLIC OPEN SPACE**

5.7.2 Activities shall be limited to those associated with public open space activities and ancillary uses as defined by the Steve Tshwete Town Planning, 2004.

5.7.3 No new buildings shall be constructed except with the approval of the local authority.

5.7.4 The property shall be maintained to the satisfaction of the Local Authority.

5.8 ERVEN 148**5.8.1 Use Zone: UNDETERMINED**

5.8.2 Activities shall be limited to those as may be approved by the Local Authority.

5.9 ERVEN 11**5.9.1 Use Zone: EDUCATIONAL**

5.9.2 Activities shall be limited to those normally associated with educational activities and ancillary uses as defined by the Steve Tshwete Town Planning Scheme, 2004.

5.9.3 No new buildings shall be constructed except with the written approval of the Local Authority.

5.9.4 The property shall be maintained to the satisfaction of the Local Authority.

6. LAND USE MANAGEMENT SYSTEM

The envisaged Land Use Management Scheme shall supersede the Town Planning Scheme as soon as it is promulgated.

LOCAL AUTHORITY NOTICE 11 OF 2017
STEVE TSHWETE AMENDMENT SCHEME 534
NOTICE OF APPROVAL

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 15 of Erf 1111 Township of Middelburg** from “**Residential 1**” to “**Institutional**”.

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

This amendment is known as Steve Tshwete Amendment Scheme **534** and shall come into operation on the date of publication of this notice.

SM Mnguni
Acting Municipal Manager

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

DATE: 04/11/2016

REF: 15/4/R

LOCAL AUTHORITY NOTICE 12 OF 2017

**STEVE TSHWETE AMENDMENT SCHEME 543
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Erf 226 Township of Tokologo** from “**Business 1** “ to “**Institutional**”.

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

This amendment is known as Steve Tshwete Amendment Scheme **543** and shall come into operation on the date of publication of this notice.

SM Mnguni
Acting Municipal Manager

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

DATE: 02/11/2016

REF: 15/4/R

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