



THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA

Provincial Gazette Provinsiale Koerant

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

Vol. 25

NELSPRUIT
14 SEPTEMBER 2018
14 SEPTEMBER 2018

No. 2965

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

ISSN 1682-4518



9 771682 451008

02965



IMPORTANT NOTICE:

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

CONTENTS

Gazette *Page*
No. *No.*

GENERAL NOTICES • ALGEMENE KENNISGEWINGS

73	Steve Tshwete Spatial Planning and Land Use Management By-law, 2016: Erf 347, Hendrina Township	2965	11
73	Steve Tshwete Ruimtelike Beplanning en Grondgebruik Bestuur Bywet, 2016: Erf 347, Hendrina-dorpsgebied.....	2965	11
74	Msukaligwa Local Municipality Spatial Planning and Land Use Management By-law, 2016: Ermelo Amendment Schemes 754, 761, 762 & 763.....	2965	12
74	Msukaligwa Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordening, 2016: Ermelo Wysigingskemas 754, 761, 762 & 763.....	2965	13

PROCLAMATION • PROKLAMASIE

44	Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991): Portion 4 of the Farm Mayflower No. 241, Registration Division I.T., Mpumalanga Province.....	2965	14
45	Upgrading of Land Tenure Rights Act (112/1991): Declaration of Empuluzi-C Extension 1 as approved township	2965	15

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

75	Local Government: Municipal Property Rates Act (6/2004): Resolution on Levying Property Rates for the Financial Year 1 July 2018 to 30 June 2019	2965	38
76	Victor Khanye Local Municipality By-laws on Spatial Planning and Land Use Management, 2015: Delmas Amendment Scheme 177/2007	2965	39

Closing times for **ORDINARY WEEKLY** 2018

MPUMALANGA PROVINCIAL GAZETTE

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

- **28 December 2017**, Thursday for the issue of Friday **05 January 2018**
- **05 January**, Friday for the issue of Friday **12 January 2018**
- **12 January**, Friday for the issue of Friday **19 January 2018**
- **19 January**, Friday for the issue of Friday **26 January 2018**
- **26 January**, Friday for the issue of Friday **02 February 2018**
- **02 February**, Friday for the issue of Friday **09 February 2018**
- **09 February**, Friday for the issue of Friday **16 February 2018**
- **16 February**, Friday for the issue of Friday **23 February 2018**
- **23 February**, Friday for the issue of Friday **02 March 2018**
- **02 March**, Friday for the issue of Friday **09 March 2018**
- **09 March**, Friday for the issue of Friday **16 March 2018**
- **15 March**, Thursday for the issue of Friday **23 March 2018**
- **23 March**, Friday for the issue of Friday **30 March 2018**
- **28 March**, Wednesday for the issue of Friday **06 April 2018**
- **06 April**, Friday for the issue of Friday **13 April 2018**
- **13 April**, Friday for the issue of Friday **20 April 2018**
- **20 April**, Friday for the issue of Friday **27 April 2018**
- **25 April**, Wednesday for the issue of Friday **04 May 2018**
- **04 May**, Friday for the issue of Friday **11 May 2018**
- **11 May**, Friday for the issue of Friday **18 May 2018**
- **18 May**, Friday for the issue of Friday **25 May 2018**
- **25 May**, Friday for the issue of Friday **01 June 2018**
- **01 June**, Friday for the issue of Friday **08 June 2018**
- **08 June**, Friday for the issue of Friday **15 June 2018**
- **15 June**, Thursday for the issue of Friday **22 June 2018**
- **22 June**, Friday for the issue of Friday **29 June 2018**
- **29 June**, Friday for the issue of Friday **06 July 2018**
- **06 July**, Friday for the issue of Friday **13 July 2018**
- **13 July**, Friday for the issue of Friday **20 July 2018**
- **20 July**, Friday for the issue of Friday **27 July 2018**
- **27 July**, Friday for the issue of Friday **03 August 2018**
- **02 August**, Thursday, for the issue of Friday **10 August 2018**
- **10 August**, Friday for the issue of Friday **17 August 2018**
- **17 August**, Friday for the issue of Friday **24 August 2018**
- **24 August**, Friday for the issue of Friday **31 August 2018**
- **31 August**, Friday for the issue of Friday **07 September 2018**
- **07 September**, Friday for the issue of Friday **14 September 2018**
- **14 September**, Friday for the issue of Friday **21 September 2018**
- **20 September**, Thursday for the issue of Friday **28 September 2018**
- **28 September**, Friday for the issue of Friday **05 October 2018**
- **05 October**, Friday for the issue of Friday **12 October 2018**
- **12 October**, Friday for the issue of Friday **19 October 2018**
- **19 October**, Friday for the issue of Friday **26 October 2018**
- **26 October**, Friday for the issue of Friday **02 November 2018**
- **02 November**, Friday for the issue of Friday **09 November 2018**
- **09 November**, Friday for the issue of Friday **16 November 2018**
- **16 November**, Friday for the issue of Friday **23 November 2018**
- **23 November**, Friday for the issue of Friday **30 November 2018**
- **30 November**, Friday for the issue of Friday **07 December 2018**
- **07 December**, Friday for the issue of Friday **14 December 2018**
- **13 December**, Thursday, for the issue of Friday **21 December 2018**
- **19 December**, Wednesday for the issue of Friday **28 December 2018**

LIST OF TARIFF RATES FOR PUBLICATION OF NOTICES

COMMENCEMENT: 1 APRIL 2018

NATIONAL AND PROVINCIAL

Notice sizes for National, Provincial & Tender gazettes 1/4, 2/4, 3/4, 4/4 per page. Notices submitted will be charged at R1008.80 per full page, pro-rated based on the above categories.

Pricing for National, Provincial - Variable Priced Notices		
Notice Type	Page Space	New Price (R)
Ordinary National, Provincial	1/4 - Quarter Page	252.20
Ordinary National, Provincial	2/4 - Half Page	504.40
Ordinary National, Provincial	3/4 - Three Quarter Page	756.60
Ordinary National, Provincial	4/4 - Full Page	1008.80

EXTRA-ORDINARY

All Extra-ordinary National and Provincial gazette notices are non-standard notices and attract a variable price based on the number of pages submitted.

The pricing structure for National and Provincial notices which are submitted as **Extra ordinary submissions** will be charged at **R3026.32** per page.

GOVERNMENT PRINTING WORKS - BUSINESS RULES

The **Government Printing Works (GPW)** has established rules for submitting notices in line with its electronic notice processing system, which requires the use of electronic *Adobe Forms*. Please ensure that you adhere to these guidelines when completing and submitting your notice submission.

CLOSING TIMES FOR ACCEPTANCE OF NOTICES

1. The *Government Gazette* and *Government Tender Bulletin* are weekly publications that are published on Fridays and the closing time for the acceptance of notices is strictly applied according to the scheduled time for each gazette.
2. Please refer to the Submission Notice Deadline schedule in the table below. This schedule is also published online on the Government Printing works website www.gpwonline.co.za

All re-submissions will be subject to the standard cut-off times.

All notices received after the closing time will be rejected.

Government Gazette Type	Publication Frequency	Publication Date	Submission Deadline	Cancellations Deadline
National Gazette	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 working days prior to publication
Regulation Gazette	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 working days prior to publication
Petrol Price Gazette	Monthly	Tuesday before 1st Wednesday of the month	One day before publication	1 working day prior to publication
Road Carrier Permits	Weekly	Friday	Thursday 15h00 for next Friday	3 working days prior to publication
Unclaimed Monies (Justice, Labour or Lawyers)	January / September 2 per year	Last Friday	One week before publication	3 working days prior to publication
Parliament (Acts, White Paper, Green Paper)	As required	Any day of the week	None	3 working days prior to publication
Manuals	Bi- Monthly	2nd and last Thursday of the month	One week before publication	3 working days prior to publication
State of Budget (National Treasury)	Monthly	30th or last Friday of the month	One week before publication	3 working days prior to publication
<i>Extraordinary Gazettes</i>	As required	Any day of the week	<i>Before 10h00 on publication date</i>	<i>Before 10h00 on publication date</i>
Legal Gazettes A, B and C	Weekly	Friday	One week before publication	Tuesday, 15h00 - 3 working days prior to publication
Tender Bulletin	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 working days prior to publication
Gauteng	Weekly	Wednesday	Two weeks before publication	3 days after submission deadline
Eastern Cape	Weekly	Monday	One week before publication	3 working days prior to publication
Northern Cape	Weekly	Monday	One week before publication	3 working days prior to publication
North West	Weekly	Tuesday	One week before publication	3 working days prior to publication
KwaZulu-Natal	Weekly	Thursday	One week before publication	3 working days prior to publication
Limpopo	Weekly	Friday	One week before publication	3 working days prior to publication
Mpumalanga	Weekly	Friday	One week before publication	3 working days prior to publication

GOVERNMENT PRINTING WORKS - BUSINESS RULES

Government Gazette Type	Publication Frequency	Publication Date	Submission Deadline	Cancellations Deadline
Gauteng Liquor License Gazette	Monthly	Wednesday before the First Friday of the month	Two weeks before publication	3 working days after submission deadline
Northern Cape Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 working days after submission deadline
National Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 working days after submission deadline
Mpumalanga Liquor License Gazette	Bi-Monthly	Second & Fourth Friday	One week before publication	3 working days prior to publication

EXTRAORDINARY GAZETTES

3. *Extraordinary Gazettes* can have only one publication date. If multiple publications of an *Extraordinary Gazette* are required, a separate Z95/Z95Prov *Adobe* Forms for each publication date must be submitted.

NOTICE SUBMISSION PROCESS

4. Download the latest *Adobe* form, for the relevant notice to be placed, from the **Government Printing Works** website www.gpwonline.co.za.
5. The *Adobe* form needs to be completed electronically using *Adobe Acrobat / Acrobat Reader*. Only electronically completed *Adobe* forms will be accepted. No printed, handwritten and/or scanned *Adobe* forms will be accepted.
6. The completed electronic *Adobe* form has to be submitted via email to submit.egazette@gpw.gov.za. The form needs to be submitted in its original electronic *Adobe* format to enable the system to extract the completed information from the form for placement in the publication.
7. Every notice submitted **must** be accompanied by an official **GPW** quotation. This must be obtained from the *eGazette* Contact Centre.
8. Each notice submission should be sent as a single email. The email **must** contain **all documentation relating to a particular notice submission**.
 - 8.1. Each of the following documents must be attached to the email as a separate attachment:
 - 8.1.1. An electronically completed *Adobe* form, specific to the type of notice that is to be placed.
 - 8.1.1.1. For National *Government Gazette* or *Provincial Gazette* notices, the notices must be accompanied by an electronic Z95 or Z95Prov *Adobe* form
 - 8.1.1.2. The notice content (body copy) **MUST** be a separate attachment.
 - 8.1.2. A copy of the official **Government Printing Works** quotation you received for your notice. (*Please see Quotation section below for further details*)
 - 8.1.3. A valid and legible Proof of Payment / Purchase Order: **Government Printing Works** account customer must include a copy of their Purchase Order. **Non-Government Printing Works** account customer needs to submit the proof of payment for the notice
 - 8.1.4. Where separate notice content is applicable (Z95, Z95 Prov and TForm 3, it should **also** be attached as a separate attachment. (*Please see the Copy Section below, for the specifications*).
 - 8.1.5. Any additional notice information if applicable.

GOVERNMENT PRINTING WORKS - BUSINESS RULES

9. The electronic *Adobe* form will be taken as the primary source for the notice information to be published. Instructions that are on the email body or covering letter that contradicts the notice form content will not be considered. The information submitted on the electronic *Adobe* form will be published as-is.
10. To avoid duplicated publication of the same notice and double billing, Please submit your notice **ONLY ONCE**.
11. Notices brought to **GPW** by "walk-in" customers on electronic media can only be submitted in *Adobe* electronic form format. All "walk-in" customers with notices that are not on electronic *Adobe* forms will be routed to the Contact Centre where they will be assisted to complete the forms in the required format.
12. Should a customer submit a bulk submission of hard copy notices delivered by a messenger on behalf of any organisation e.g. newspaper publisher, the messenger will be referred back to the sender as the submission does not adhere to the submission rules.

QUOTATIONS

13. Quotations are valid until the next tariff change.
 - 13.1. **Take note:** **GPW**'s annual tariff increase takes place on **1 April** therefore any quotations issued, accepted and submitted for publication up to **31 March** will keep the old tariff. For notices to be published from 1 April, a quotation must be obtained from **GPW** with the new tariffs. Where a tariff increase is implemented during the year, **GPW** endeavours to provide customers with 30 days' notice of such changes.
14. Each quotation has a unique number.
15. Form Content notices must be emailed to the e*Gazette* Contact Centre for a quotation.
 - 15.1. The *Adobe* form supplied is uploaded by the Contact Centre Agent and the system automatically calculates the cost of your notice based on the layout/format of the content supplied.
 - 15.2. It is critical that these *Adobe* Forms are completed correctly and adhere to the guidelines as stipulated by **GPW**.
16. **APPLICABLE ONLY TO GPW ACCOUNT HOLDERS:**
 - 16.1. **GPW** Account Customers must provide a valid **GPW** account number to obtain a quotation.
 - 16.2. Accounts for **GPW** account customers **must** be active with sufficient credit to transact with **GPW** to submit notices.
 - 16.2.1. If you are unsure about or need to resolve the status of your account, please contact the **GPW** Finance Department prior to submitting your notices. (If the account status is not resolved prior to submission of your notice, the notice will be failed during the process).
17. **APPLICABLE ONLY TO CASH CUSTOMERS:**
 - 17.1. Cash customers doing **bulk payments** must use a **single email address** in order to use the **same proof of payment** for submitting multiple notices.
18. The responsibility lies with you, the customer, to ensure that the payment made for your notice(s) to be published is sufficient to cover the cost of the notice(s).
19. Each quotation will be associated with one proof of payment / purchase order / cash receipt.
 - 19.1. This means that the quotation number can only be used once to make a payment.

GOVERNMENT PRINTING WORKS - BUSINESS RULES**COPY (SEPARATE NOTICE CONTENT DOCUMENT)**

20. Where the copy is part of a separate attachment document for Z95, Z95Prov and TForm03
- 20.1. Copy of notices must be supplied in a separate document and may not constitute part of any covering letter, purchase order, proof of payment or other attached documents.
- The content document should contain only one notice. (You may include the different translations of the same notice in the same document).
- 20.2. The notice should be set on an A4 page, with margins and fonts set as follows:
- Page size = A4 Portrait with page margins: Top = 40mm, LH/RH = 16mm, Bottom = 40mm;
Use font size: Arial or Helvetica 10pt with 11pt line spacing;
- Page size = A4 Landscape with page margins: Top = 16mm, LH/RH = 40mm, Bottom = 16mm;
Use font size: Arial or Helvetica 10pt with 11pt line spacing;

CANCELLATIONS

21. Cancellation of notice submissions are accepted by **GPW** according to the deadlines stated in the table above in point 2. Non-compliance to these deadlines will result in your request being failed. Please pay special attention to the different deadlines for each gazette. Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.
22. Requests for cancellation must be sent by the original sender of the notice and must be accompanied by the relevant notice reference number (N-) in the email body.

AMENDMENTS TO NOTICES

23. With effect from 01 October 2015, **GPW** will not longer accept amendments to notices. The cancellation process will need to be followed according to the deadline and a new notice submitted thereafter for the next available publication date.

REJECTIONS

24. All notices not meeting the submission rules will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email info.egazette@gpw.gov.za). Reasons for rejections include the following:
- 24.1. Incorrectly completed forms and notices submitted in the wrong format, will be rejected.
- 24.2. Any notice submissions not on the correct *Adobe* electronic form, will be rejected.
- 24.3. Any notice submissions not accompanied by the proof of payment / purchase order will be rejected and the notice will not be processed.
- 24.4. Any submissions or re-submissions that miss the submission cut-off times will be rejected to the customer. The Notice needs to be re-submitted with a new publication date.

GOVERNMENT PRINTING WORKS - BUSINESS RULES**APPROVAL OF NOTICES**

25. Any notices other than legal notices are subject to the approval of the Government Printer, who may refuse acceptance or further publication of any notice.
26. No amendments will be accepted in respect to separate notice content that was sent with a Z95 or Z95Prov notice submissions. The copy of notice in layout format (previously known as proof-out) is only provided where requested, for Advertiser to see the notice in final Gazette layout. Should they find that the information submitted was incorrect, they should request for a notice cancellation and resubmit the corrected notice, subject to standard submission deadlines. The cancellation is also subject to the stages in the publishing process, i.e. If cancellation is received when production (printing process) has commenced, then the notice cannot be cancelled.

GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

27. The Government Printer will assume no liability in respect of—
 - 27.1. any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
 - 27.2. 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;
 - 27.3. any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.

LIABILITY OF ADVERTISER

28. 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.

CUSTOMER INQUIRIES

Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While **GPW** deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a 2-working day turnaround time for processing notices received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

29. Requests for information, quotations and inquiries must be sent to the Contact Centre ONLY.
30. Requests for Quotations (RFQs) should be received by the Contact Centre at least **2 working days** before the submission deadline for that specific publication.

GOVERNMENT PRINTING WORKS - BUSINESS RULES

PAYMENT OF COST

31. The Request for Quotation for placement of the notice should be sent to the Gazette Contact Centre as indicated above, prior to submission of notice for advertising.
32. Payment should then be made, or Purchase Order prepared based on the received quotation, prior to the submission of the notice for advertising as these documents i.e. proof of payment or Purchase order will be required as part of the notice submission, as indicated earlier.
33. Every proof of payment must have a valid **GPW** quotation number as a reference on the proof of payment document.
34. 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 Gazette Contact Centre, **Government Printing Works**, Private Bag X85, Pretoria, 0001 email: info.egazette@gpw.gov.za before publication.
35. 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 future notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or electronic funds transfer into the **Government Printing Works** banking account.
36. 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**.
37. The **Government Printing Works** reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the List of Fixed Tariff Rates, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

PROOF OF PUBLICATION

38. Copies of any of the *Government Gazette* or *Provincial Gazette* can be downloaded from the **Government Printing Works** website www.gpwnonline.co.za free of charge, should a proof of publication be required.
39. Printed copies may be ordered from the Publications department at the ruling price. The **Government Printing Works** will assume no liability for any failure to post or for any delay in despatching of such *Government Gazette(s)*

GOVERNMENT PRINTING WORKS CONTACT INFORMATION

Physical Address:

Government Printing Works
149 Bosman Street
Pretoria

Postal Address:

Private Bag X85
Pretoria
0001

GPW Banking Details:

Bank: ABSA Bosman Street
Account No.: 405 7114 016
Branch Code: 632-005

For Gazette and Notice submissions: Gazette Submissions:

For queries and quotations, contact: Gazette Contact Centre:

E-mail: submit.egazette@gpw.gov.za

E-mail: info.egazette@gpw.gov.za

Tel: 012-748 6200

Contact person for subscribers: Mrs M. Toka:

E-mail: subscriptions@gpw.gov.za

Tel: 012-748-6066 / 6060 / 6058

Fax: 012-323-9574

GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 73 OF 2018

STEVE TSHWETE AMENDMENT SCHEME No. 741

NOTICE OF APPLICATION FOR AMENDMENT OF STEVE TSHWETE TOWN PLANNING SCHEME, 2004, IN TERMS OF SECTION 62(1) AND 94(1)(A) OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016.

I, Jacobus van Wyk of Reed & Partners Land Surveyors being the authorised agent of the owner of *Erf 347 Hendrina Township*, Registration Division I.S., Province of Mpumalanga situated at *63 De Clerq Street, Hendrina*, hereby give notice in terms of section 62(1) and 94(1)(a) of the Steve Tshwete Spatial Planning and Land Use Management By-law, 2016, that I have applied to the Steve Tshwete Municipality for the amendment of the Town Planning Scheme known as Steve Tshwete Town Planning Scheme, 2004, for the rezoning from “Residential 1” to “Residential 3”.

Full particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Cnr. Walter Sisulu and Wanderers Avenue, Middelburg, 1050, Tel: 013-249-7000, for a period of 30 days from 14 September 2018.

Any objections or comments including the grounds for such objections or comments with full contact details, shall be made in writing to the Municipal Manager, P.O. Box 14, Middelburg, 1050, within 30 days from 14 September 2018.

Any person who cannot write may consult with Rhulani Mathebula, Town Planner, Town Planning and Human Settlements, Steve Tshwete Local Municipality, Tel. no. 013-249-7789, or any other official from this department, during office hours and assistance will be given to transcribe the person’s objections or comments.

Address of the Applicant : Reed & Partners Professional Land Surveyors, P.O. Box 132, Ermelo, 2350.
100 Joubert Street, Trigon Building 6, Ermelo, 2351. Tel. No. 017 – 811 2348.

14–21

KENNISGEWING 73 VAN 2018

STEVE TSHWETE WYSIGINGSKEMA 741

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE STEVE TSHWETE DORPSBEPLANNINGSKEMA, 2004, INGEVOLGE ARTIKEL 62(1) EN 94(1)(A) VAN DIE STEVE TSHWETE RUIMTELIKE BEPLANNING EN GRONDGEBRUIK BESTUUR BY-WET, 2016.

Ek, Jacobus van Wyk van Reed & Vennote Landmeters synde die gemagtigde agent van die eienaar van *Erf 347, Hendrina Dorpsgebied*, Registrasie Afdeling I.S., Provinsie van Mpumalanga geleë te *De Clerqstraat 63, Hendrina*, gee hiermee ingevolge artikel 62(1) en 94(1)(a) van die Steve Tshwete Ruimtelike Beplanning en Grondgebruik Bestuur Bywet, 2016, kennis dat ons by Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van Steve Tshwete Dorpsbeplanningskema, 2004, deur die hersonering vanaf “Residensieel 1” na “Residensieel 3”.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, Munisipale gebou, Wandererslaan, Middelburg, 1050, vir ‘n tydperk van 30 dae vanaf 14 September 2018.

Besware teen of verhoë ten opsigte van die aansoek moet binne ‘n tydperk van 30 dae vanaf 14 September 2018 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 14, Middelburg, 1050, ingedien of gerig word.

Enige persoon wat nie kan skryf nie mag Rhulani Mathebula, Stadsbeplanner, Stadsbeplanning en Landelike Nedersettings, Steve Tshwete Plaaslike Munisipaliteit, Tel. Nr. 013-249-7789, of enige ander gemagtigde van hierdie afdeling, gedurende kantoorure raadpleeg en bystand sal aan sodanige persoon verleen word om die beswaar of kommentaar saam te stel.

Adres van Applikant : Reed & Vennote Professionele Landmeters, Posbus 132, Ermelo, 2350. Joubertstraat 100, Trigon Gebou 6, Ermelo, 2351. Tel. Nr. 017 – 811 2348.

14–21

NOTICE 74 OF 2018**ERMELO AMENDMENT SCHEMES 754, 761, 762 & 763*****NOTICE OF APPLICATION FOR AMENDMENT OF THE ERMELO TOWN PLANNING SCHEME, 1982, IN TERMS OF SECTION 66 OF THE MSUKALIGWA LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016.***

We, Reed & Partners Land Surveyors being the authorised agent of the owners of the respective properties described hereunder, hereby give notice in terms of Section 66 of the Msukaligwa Spatial Planning and Land use Management By-law, 2016, that we have applied to the Msukaligwa Local Municipality for the amendment of the Town Planning Scheme known as Ermelo Town Planning Scheme, 1982, by the rezoning of the properties described hereunder, as follows:

1. ERMELO AMENDMENT SCHEME 754:

By the rezoning of Erf 1615 Ermelo Extension 9, situated at 50 President Fouche Street, Ermelo from "Residential 1" to "Special" for a Guesthouse.

2. ERMELO AMENDMENT SCHEME 761:

By the rezoning of the Remainder of Portion 1 of Erf 587 Ermelo, situated at 2 Buhrmann Street, Ermelo from "Residential 1" to "Residential 3".

3. ERMELO AMENDMENT SCHEME 762:

By the rezoning of Portion 2 of Erf 518 Ermelo, situated at 22 Grobler Street, Ermelo from "Residential 4" to "Business 1".

4. ERMELO AMENDMENT SCHEME 763:

By the rezoning of Portion 1 of Erf 623 Ermelo, situated at 8 Kleynhans Street, Ermelo from "Residential 1" to "Residential 3".

Particulars of the applications will lie for inspection during normal office hours at the office of the Municipal Manager, Civic Centre, Taute Street, Ermelo for the period of 30 days from 14 September 2018.

Objections to or representations in respect of the applications must be lodged with or made in writing to the Municipal Manager at the above address or at P.O. Box 48, Ermelo, 2350 within a period of 30 days from 14 September 2018 (last day for comments being 14 October 2018).

Any person who cannot read or write may consult with Lungile Mkhize, Town Planner, Town Planning Department, Msukaligwa Local Municipality, Tel. no. 017-801-3610, or any other official from this department, during office hours and assistance will be given to transcribe the person's objections or comments.

Address of agent: Reed & Partners, Professional Land Surveyors, P.O. Box 132, Ermelo, 2350.
100 Joubert Street, Trigon Building 6, Ermelo, 2351. Tel. no.: 017-811-2348.

14-21

KENNISGEWING 74 VAN 2018**ERMELO WYSIGINGSKEMAS 754, 761, 762 & 763*****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE ERMELO DORPS-BEPLANNINGSKEMA, 1982, INGEVOLGE ARTIKEL 66 VAN DIE MSUKALIGWA PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR VERORDENING, 2016.***

Ons, Reed & Vennote Landmeters synde die gemagtigde agent van die eienaars van die onderskeie eiendomme hieronder beskryf, gee hiermee ingevolge Artikel 66 van die Msukaligwa Ruimtelike Beplanning en Grondgebruiksbestuur Verordening, 2016, kennis dat ons by die Msukaligwa Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Ermelo Dorpsbeplanningskema 1982, deur die hersonering van die eiendomme hieronder beskryf, soos volg:

1. ERMELO WYSIGINGSKEMA 754:

Deur die hersonering van Erf 1615 Ermelo Uitbreiding 9, geleë te President Fouchestraat 50, Ermelo, van “Residensieel 1” na “Spesiaal” vir Gastehuis.

2. ERMELO WYSIGINGSKEMA 761:

Deur die hersonering van die Restant van Gedeelte 1 van Erf 587 Ermelo, geleë te Buhrmannstraat 2, Ermelo, van “Residensieel 1” na “Residensieel 3”.

3. ERMELO WYSIGINGSKEMA 762:

Deur die hersonering van Gedeelte 2 van Erf 518 Ermelo, geleë te Groblerstraat 22, Ermelo van “Residensieel 4” na “Besigheid 1”.

4. ERMELO WYSIGINGSKEMA 763:

Deur die hersonering van Gedeelte 1 van Erf 623 Ermelo, geleë te Kleynhansstraat 8, Ermelo van “Residensieel 1” na “Residensieel 3”.

Besonderhede van die aansoeke lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Burgersentrum, Tautestraat, Ermelo vir ‘n tydperk van 30 dae vanaf 14 September 2018.

Besware teen of verhoë ten opsigte van die aansoeke moet binne ‘n tydperk van 30 dae vanaf 14 September 2018 (laaste dag vir kommentare sal wees 14 Oktober 2018), skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 48, Ermelo, 2350 ingedien of gerig word.

Enige persoon wat nie kan lees of skryf nie mag Lungile Mkhize, Stadsbeplanner, Standsbeplanning Departement, Msukaligwa Plaaslike Munisipaleit, Tel. Nr. 017-801-3610, of enige ander gemagtigde van hierdie afdeling, gedurende kantoorure raadpleeg en bystand sal aan sodanige persoon verleen word om die beswaar of kommentaar saam te stel.

Adres van agent: Reed & Vennote, Professionele Landmeters, Posbus 132, Ermelo, 2350.

Joubertstraat 100, Trigon Gebou 6, Ermelo, 2351. Tel. nr: 017-811-2348.

14-21

PROCLAMATION • PROKLAMASIE

PROCLAMATION 44 OF 2018**UPGRADING OF LAND TENURE RIGHTS ACT, 1991 (ACT NO. 112 OF 1991)****NOTICE IN TERMS OF SECTION 15(1) OF THE UPGRADING OF LAND TENURE
RIGHTS ACT, 1991 (ACT NO. 112 OF 1991)**

By virtue of the powers delegated to me by the Minister of Rural Development and Land Reform in terms of Section 24A of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991), I, Jerry Ndou in my capacity as MEC of Cooperative Governance Human Settlement and Traditional Affairs, hereby declare in terms of Section 15(1) of Act No. 112 of 1991, the township of **EMPULUZI-C EXTENSION 1** on the undermentioned property to be a formalized township for the purposes of Section 2 of Chapter 1 of the said Act No. 112 of 1991.

Township situated on:

PORTION 4 OF THE FARM MAYFLOWER NO 241,
REGISTRATION DIVISION I.T; MPUMALANGA PROVINCE

As will more fully appear from the General Plan L.G No. 10150/1997 which have been approved in terms of the provisions of the Less Formal Township Establishment Act, 1991 (Act 113 of 1991) and which shall be registered in accordance with the provisions of section 46 of the Deeds Registries Act, 1937 (Act No. 47 of 1937), with regard to the provisions of Act No. 113 of 1991 and in respect of which land tenure rights mentioned Schedule 1 of Act No. 112 of 1991 have been granted.

Jerry Ndou

MEC: Cooperative Governance, Human Settlements and Traditional Affairs (CoGHSTA)

PROCLAMATION 45 OF 2018

DECLARATION OF EMPULUZI-C EXTENSION 1 AS APPROVED TOWNSHIP

In terms of Section 15 of the Upgrading of Land Tenure Rights Act, No. 112 of 1991 the Chief Albert Luthuli Local Municipality hereby declares the township of **Empuluzi-C Extension 1** to be an approved township in respect of the approved general plans mentioned in the schedule hereto.

SCHEDULE

Empuluzi – C Extension 1 Land Use Conditions

CONDITIONS IMPOSED / ADDRESSED / CANCELLED ON THE SETTLEMENT OF EMPULUZI-C EXTENSION 1, SITUATED ON PORTION 4 OF THE FARM MAYFLOWER 241, REGISTRATION DIVISION I.T. MPUMALANGA PROVINCE

1. GENERAL

(1) NAME

The name of the settlement is **EMPULUZI-C EXTENSION 1**.

(2) LAYOUT / DESIGN

The settlement shall consist of erven and streets as indicated on General Plan L.G. No. 10150/1997.

(3) MINERAL RIGHTS

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

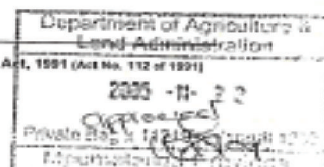
(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

- a) The following conditions from Certificate of Consolidated Title No. T16123/1990, which affect Erven 161 to 376, 389 to 466, 481 to 486, 488 to 520 and streets in the settlement only:

"A. Die voormalige Resterende Gedeelte van die plaas MAYFLOWER 218, IT, waarvan daardie gedeelte voorgestel deur die figuur aedTUVWXYZA1B1C1D1E1F1G1H1 ABCDa op die aangehegte kaart LG 10148/1997 'n deel vorm, is spesiaal onderhewig aan die voorwaardes (a) – (d) volledig uiteengesit in paragraaf 1 hiervan voorwaarde 1(a) waarvan verwys na die voorbehoud van regte op minerale."

Land Use Conditions in Terms of Section 12 of the Upgrading of Land Tenure Rights Act, 1991 (Act No. 112 of 1991)

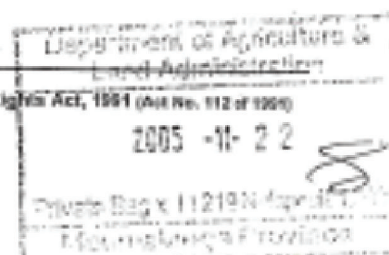


Empuluzi – C Extension 1 Land Use Conditions

- (a) *"To such rights to minerals, metals and precious stones and coal as any be vested in the Glasgow and South African Company Limited, by virtue of Deed of Transfer No. T1038/1902 and more particularly to a Memorandum of Agreement entered into at Pretoria on the 2nd August, 1902, between the aforesaid Company and WALTER EDWARD DAVIDSON in his capacity as the Colonial Secretary of the Transvaal, copy whereof is annexed to Deed of Transfer No. T28565/1962 dated 14 December 1962, marked "A" in respect of which Certificate of Mineral Rights No. 1033/1920 was issued on 11 September 1920.*
- (b) *To the provisions of Section 21 and 22 of the Settlers Ordinance No. 45 of 1902 (Transvaal) which said Sections are set out as far as they are applicable in the Schedule to the said deed of grant no T289/1918 copy of which schedule is annexed to Deed of Transfer No. T28565/1962 dated 14 December 1962, marked "B".*
- (c) *To all such obligations and regulations as have been already and shall hereafter be made in regard to land granted on similar conditions.*
- (d) *To the condition that the owner shall be liable for the prompt payment of such taxes as are payable on quitrent farms (leerlingplaatsen) under Law No. 4 of 1899 (Transvaal) or any amendment thereof."*
- b) The following conditions from Certificate of Consolidated Title No. T16123/1990, which affect Erven 365 to 367, 376 to 386, 389, 412 to 417, 465 to 489 and streets in the settlement only:
- "B. Die voormalige Gedeelte 1 van die plaas ARDENTINNY 207, IT, Transvaal voorgestel deur die figuur EbFcaE op die aangehegte Kaart LG No. 10148/1997 is onderhewig aan die volgende voorwaardes:-

Subject mutates mutandis to the provisions of sections 21 and 22 of the Settlers Ordinance no 45 of 1902 (Transvaal), which said Sections as far as applicable, reads as follows:-

Land Use Conditions in Terms of Section 12 of the Upgrading of Land Tenure Rights Act, 1991 (Act No. 112 of 1991)



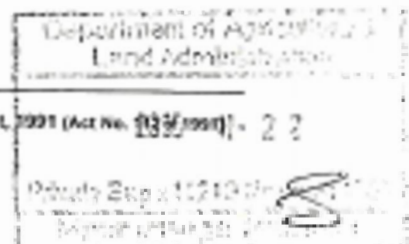
Empuluzi – C Extension 1 Land Use Conditions

(a) Section 21 of the Settlers Ordinance no 45 of 1902 (Transvaal), reads as follows:-

- 2.1 (1) All roads, thoroughfares and public outspans being or existing on the holding held under any licence or lease shall remain free and uninterrupted unless the same be closed or altered by competent authority.
- (2) The Lieutenant-Governor shall at all times have the right to make roads, railways, dams, watercourses and drains and to conduct telegraphs and telephones through and over the holdings for the benefit of the public and to take materials for these purposes also to establish convenient outspans for the use of travellers on payment to the licensee or lessee of such sum of money as compensation for improvements as may be mutually agreed to between the parties concerned or failing such agreement as may be determined by arbitration in manner proved by the expropriation of Land and Arbitration Clauses Proclamation 1902. Provided that the arbitrators may set off against the loss or damage caused to the licensee or lessee the benefit, instant or prospective, which he shall or may derive in consequence of the construction of any of the said works

(b) Section 22 of the Settlers Ordinance no 45 of 1902 (Transvaal), so far as the said section is applicable to the transfer, reads as follows:

Land Use Conditions in Terms of Section 12 of the Upgrading of Land Tenure Rights Act, 1991 (Act No. 93 of 1991). 22



Empuluzi – C Extension 1 Land Use Conditions

Sub-section (3). The Lieutenant-General shall have the right to resume for public purpose, the whole or any portion of any land alienated under this Ordinance.

Sub-section (4). On the proclamation as a public digging of any land alienated under this Ordinance or on the resumption of such land for public purposes under this section, such compensation shall be paid to the licensee or lessee as may be agreed upon or in default of agreement as may be determined by arbitration in manner provided by the Expropriation of lands and Arbitration Clauses Proclamation 1902."

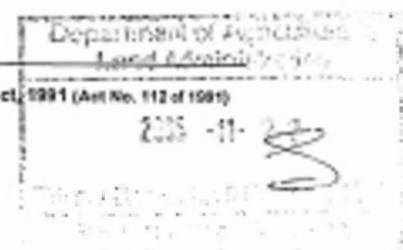
- c) The following conditions from Certificate of Consolidated Title No. T16123/1990, which affect Erven 376, 386 to 388 and streets in the settlement only:

"C. Die voormalige Resterende Gedeelte van Gedeelte 3 van die plaas REDHILL 216, Registrasie Afdeling IT, Transvaal, waarvan daardie gedeelte voorgestel deur die figuur bFGH,KLMNPQRSecb 'n gedeelte vorm, op die aangehegte Kaart LG No 10148/1997 is onderhewig aan die voorbehoud van een-halwe (1/2) sandeel in die Minerale Regte ten gunste van GLASGOW AND SOUTH AFRICAN COMPANY LIMITED, soos gehou onder Sertifikaat van Regte tot Minerale Nr. 36/1921S, welke voorbehoud was ten opsigte van die Resterende Gedeelte van die Suid-Westelike gedeelte gemerk "C" van die voormelde plaas, groot as sodanig 428,4744 hektaar."

- d) The following conditions from Certificate of Consolidated Title No. T16123/1990, which affect Erven 376, 389, 390 and streets in the settlement only:

"D. (a) Die voormalige Resterende Gedeelte van die plaas HEREFORD 217, Registrasie Afdeling I.T., Transvaal waarvan daardie gedeelte voorgestel deur die figuur cede op die aangehegte Kaart LG No 10148/1997 'n deel vorm, is onderhewig aan die voorwaarde volledig uiteengesig in paragraaf 2.B hiervan, en aan: -

Land Use Conditions in Terms of Section 12 of the Upgrading of Land Tenure Rights Act, 1991 (Act No. 112 of 1991)



Empuluzi – C Extension 1 Land Use Conditions

- (b) *"SUBJECT to Certificate of Mineral Rights No. 984/1920S in respect of the Mineral Rights reserved in terms of Deed of Transfer No. 6896/1920 in favour of the Glasgow and South African Company Limited which certificate was issued in respect of the aforesaid farm Hereford no. 217."*

2. CONDITIONS TO BE IMPOSED AND INCLUDED IN TITLE DEEDS OF ERVEN IN THE SETTLEMENT

(1) MUNICIPAL SERVITUDES

The following servitudes shall be imposed:

(a) ALL ERVEN

(i) The erf is subject to -

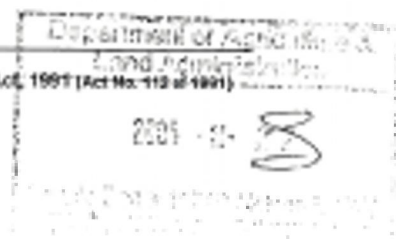
- a servitude 3 metres wide along the street boundary;
- a servitude 2 metres wide along the rear (mid block) boundary; and
- a servitude along the side boundaries with an aggregate width of 3 metres and a minimum width of 1 metre,

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 metre 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 aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1 metre thereof.

(iii) The local municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction,

Land Use Conditions in Terms of Section 12 of the Upgrading of Land Tenure Rights Act, 1995 (Act No. 119 of 1995)



Empuluzi – C Extension 1 Land Use Conditions

maintenance or removal of such sewerage mains and other works being made good by the local municipality

3. CONDITIONS IMPOSED IN TERMS OF SECTION 12(1) OF THE UPGRADING OF LAND TENURE RIGHTS ACT, 1991 (ACT NO. 112 OF 1991) FOR THE SETTLEMENT ON PORTION 4 OF THE FARM MAYFLOWER 241 IT, PROVINCE OF MPUMALANGA, BY THE MEMBER OF THE EXECUTIVE COMMITTEE FOR AGRICULTURE AND LAND ADMINISTRATION

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

(1) ALL ERVEN

- (a) The use of the erf is as defined and subject to such conditions as are contained in the Land Use Conditions in the annexure attached hereto: Provided that on the date on which a town-planning scheme or other land use control mechanism relating to the erf comes into force the rights and obligations contained in such scheme or mechanism shall supersede those contained in the aforesaid Land Use Conditions.
- (b) The use zone of the erf can on application to the local municipality concerned and in accordance with such procedures and requirements as it may impose, be altered on such terms as it may determine and subject to such conditions as he may impose: Provided that any applicant who feels aggrieved by any decision of the local municipality as contemplated in this condition may appeal to the Provincial Government within twenty-eight (28) days of the decision in accordance with the procedures determined by such government : Provided further that, if the local municipality refuses to give a decision on any application or delays unreasonably in giving a decision, the applicant may appeal to the Provincial Government in accordance with the procedures determined by such government as if he were appealing against a decision of the local municipality.
- (c) The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the local municipality must show measures to be taken, in accordance with recommendations contained in the geo-technical 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 municipality that such

Land Use Conditions in Terms of Section 12 of the Upgrading of Land Tenure Rights Act, 1991 (Act No. 112 of 1991)



Empuluzi – C Extension 1 Land Use Conditions

measures are unnecessary or that the same purpose can be achieved by other more effective means.

- (2) ERVEN 161- 365,367- 387,389- 402,404-520.

The use zone of the erf shall be "Residential".

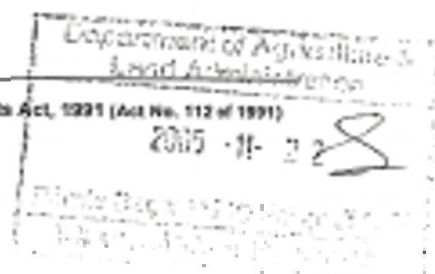
- (3) ERF 388

The use zone of the erf shall be "Business".

- (4) ERVEN 366 & 403

The use zone of the erf shall be "Community Facility".

Land Use Conditions in Terms of Section 12 of the Upgrading of Land Tenure Rights Act, 1991 (Act No. 112 of 1991)



ANNEXURE**LAND USE CONDITIONS
CONTENTS****PART 1 – GENERAL**

Definitions

Application of document

Local Municipality

PART 2 - SIDE AND REAR SPACE

Side and rear space

Relaxation of side and rear space

PART 3 – BUILDING RESTRICTIONS AND USE OF LAND

Erection and use of buildings or use of land

Conditions applicable to all properties

Additional uses permitted in respect of residential properties

Special conditions applying to public garages

Consent use or approval by the Local Municipality

Applications for consent use and objections

Lapsing of approval or consent

Subdivision and consolidation of properties

Provision of parking

Restrictions on height of buildings

Restrictions on coverage of buildings

PART 4 - GENERAL AMENITY AND CONVENIENCE

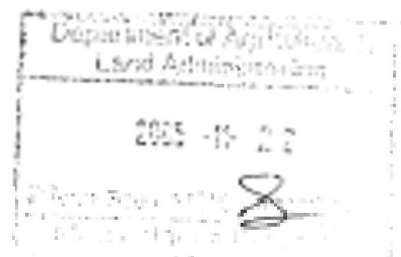
General amenity and convenience

PART 5 - MISCELLANEOUS

Serving of notices

Offences

Title



PART 1**LAND USE CONDITIONS****GENERAL****1. DEFINITIONS**

In these conditions, unless the context otherwise indicates -

"building" includes a construction or structure of any nature;

"business purposes" means a use of a building and/or land for offices, showrooms, restaurants or any other business or commercial purposes other than for a place of instruction, a shop, a public garage, an industry, a noxious industry, a builder's yard or a scrap yard;

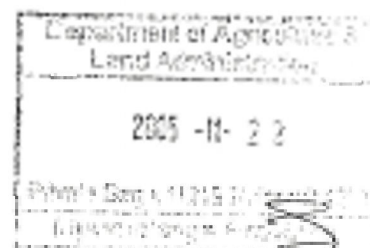
"coverage" means the area of a property covered by buildings measured over the external walls as seen vertically from above and expressed as a percentage of the area of the property;

"dwelling unit" means an interconnected suite of rooms, designed for human habitation that may contain a kitchen or scullery;

"floor area" means the sum of the areas covered by the building at the floor level of each storey;

"industry" means an activity on any premises amounting to the use of such premises as a factory as contemplated in the definition of that word in the General Administrative Regulations made in terms of section 35 of the Machinery and Occupational Safety Act, 1983 (Act 6 of 1983), under Government Notice R.2206 of 5 October 1984;

"institution" means a building designed or primarily used as a charitable institution, hospital, nursing home, sanatorium, clinic or any other institution, whether public or private;



"noxious industry" includes any industry or trade that by virtue of noise or effluents is dangerous or harmful to the health and welfare of the general public, such as but not limited to smelting ores and minerals, works for the production of sulphur dyes, or the sintering of sulphur-bearing materials;

"Occupant" in relation to any building, structure or land, includes any person occupying such building, structure or land or legally entitled to occupy it, or anybody having the charge or management thereof, and includes the agent of such a person who is absent from the area of whose whereabouts are unknown;

"Owner" in relation to a building or land, means -

- (a) the registered owner;
- (b) the registered holder of a right of leasehold;
- (c) a person who administers the estate of any person mentioned in (a) or (b) above, whether as executor, administrator or guardian or in any other capacity;
- (d) a person who receives payment from any occupant, or a person who would receive payment should such building or land be let, whether for his own account or as agent for any person who is entitled thereto Or who has an interest therein; and
- (e) the duly authorised agent of a person contemplated in (a) to (d) above;

"Place of instruction" means land used or a building designed or primarily used as a school, technical college, lecture hall, institute or other educational centre, and includes a Crèche, a convent or monastery, a public library, an art gallery, a museum and a gymnasium;

"Place of public worship" means a building designed for use or primarily used as a Church, chapel, oratory, house of worship, synagogue, Mosque or other place of public devotion, and includes a building designed for use and used as a place of religious instruction and an institution on the same property as and associated with any of the foregoing buildings that is intended to be used for social intercourse and recreation, but does not include a funeral chapel, which shall be deemed to be a "special purpose";

"property" means any portion of land or a leasehold site that is registered as a separate unit in a deeds registry, and includes unsurveyed premises indicated on an area 1 photograph or a sketch plan for registration purposes;

"Public garage" means a building designed for or land used primarily for the maintenance, repair or fuelling of vehicles and purposes ancillary thereto;

"residential building" means a building designed or used primarily for human habitation and the uses permitted in terms of paragraph 8, which may include one or more dwelling units;

"Local Municipality" means the authority referred to in paragraph 3;

"shop" means land used or a building designed or used primarily for the purposes of carrying on retail trade and the necessary accompanying storage and packaging, and includes any accompanying use on the same site that is incidental and subordinate to the conduct, of the retail trade;

"social hall" means a building designed for use or used primarily for social assemblies, gatherings, meetings or recreational purposes;

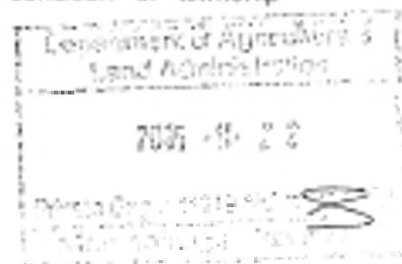
"special purposes" means purposes for which land or buildings may be used that are not specified in these conditions;

"storey" means the space in a building between one floor level and the following floor level or between one floor level and the ceiling or roof above;

"use zone" means a zone that is subject to the restrictions imposed on the erection and use of buildings or the use of land contained in Table A.

2. APPLICATION OF DOCUMENT

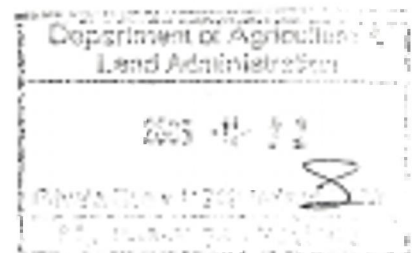
2.1 These conditions shall apply to any property with a condition of township establishment or title that refers to it.



- 2.2 The provisions of these conditions shall not render unlawful any existing building that has been lawfully erected in accordance with approved building plans: Provided that alterations, other than minor alterations, or a change of use of such building shall be effected in accordance with these conditions.

3. LOCAL MUNICIPALITY

The local authority, or, if there is such local authority, the person or body responsible for the control of that relevant land shall be the authority responsible for enforcing and administering the provisions of these conditions.



PART 2

SIDE AND REAR SPACE

4. SIDE AND REAR SPACE

- 4.1 No building other than boundary walls, fences or temporary buildings that are required in connection with building operations being conducted on the property shall be erected without a space, free of any building or structure, between it and one of the side boundaries and also between the building and the rear boundary of the property.
- 4.2 The space at the side of the building shall be a minimum of one metre wide.
- 4.3 The space at the rear of the building shall be a minimum of one metre wide.

5. RELAXATION OF SIDE AND REAR SPACE

- 5.1 On receipt of a written application, the Local Municipality may permit the erection of a building within the side or rear space.
- 5.2 Any permission granted in terms of paragraph 5.1 shall be valid for the life of the building concerned.



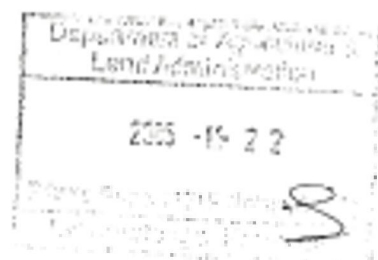
PART 3**BUILDING RESTRICTION AND USE OF LAND****6. ERECTION AND USE OF BUILDING OR USE OF LAND**

The purposes for which buildings and land in each of the use zones specified in column 1 of Table A may -

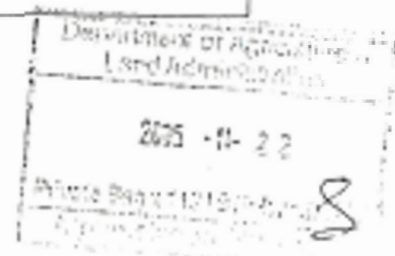
- 6.1 be erected and/or used;
- 6.2 be erected and/or used only with the consent of the Local Municipality; or
- 6.3 not be erected and/or used, are shown in the second, third and fourth columns of Table A respectively.

TABLE

USE ZONE	PERMITTED USES	USES PERMITTED ONLY WITH THE CONSENT OF THE LOCAL MUNICIPALITY	PROHIBITED USES
(1)	(2)	(3)	(4)
Residential	Residential buildings	Places of public worship, places of instruction, social halls, sport and recreational purposes, institutions, medical suites, special purposes.	Uses not under column (2) or (3).



USE ZONE	PERMITTED USES	USES PERMITTED ONLY WITH THE CONSENT OF THE LOCAL MUNICIPALITY	PROHIBITED USES
(1)	(2)	(3)	(4)
Business	Shops, business purposes, residential buildings, places of public worship, places of instruction, social halls, sports and recreational purposes, institutions	Uses not under column (2) or (4)	Noxious industries.
Industrial	Industry, business purposes, shops, public garages, scrapyards, parking areas	Noxious industries, special purposes.	Uses not under column (2) or (3).
Community facility	Places of public worship, places of instruction, social halls, sports and recreational purposes, institutions.	Residential buildings, special purposes.	Uses not under column (2) or (3).
Municipal	Municipal purposes	Residential buildings, special purposes	Uses not under column (2) or (3).
Undetermined	Nothing	Uses not under Column (4)	Noxious industries.



USE ZONE	PERMITTED USES	USES PERMITTED ONLY WITH THE CONSENT OF THE LOCAL MUNICIPALITY	PROHIBITED USES
(1)	(2)	(3)	(4)
Public open space	Parks, sports and recreational facilities and buildings used in connection therewith	Residential buildings, special purposes	Uses not under column (2) or (3).

7. SPECIAL CONDITIONS APPLICABLE TO ALL PROPERTIES

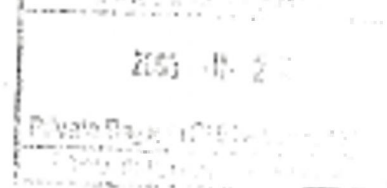
7.1 Except with the written consent of the Local Municipality, and subject to such conditions as it may impose neither the owner nor any other person shall -

7.1.1 have the right, except to prepare the erf for building purposes, to excavate any material there from; and

7.1.2 have the right to sink any wells or boreholes thereon or abstract subterranean water there from.

7.2 Where it is impracticable for stormwater to be drained from higher-lying properties direct to a public street, the owners of the lower-lying properties shall be obliged to accept and permit the passage over their properties of such stormwater: Provided that the owner of any **higher-lying property** the stormwater from which is discharged over any lower-lying property shall be liable to pay a proportionate share of the cost of any pipeline or drain that the owner of such a lower-lying property may find necessary to lay or construct for the purpose of conducting the water so discharged over the property.

7.3 The siting of buildings, including outbuildings, on any property and of entrances to and exits from a public street system shall be to the satisfaction of the Local Municipality.



- 7.4 The owner shall be responsible for the maintenance of the entire development on the property.

8. ADDITIONAL USES PERMITTED IN RESPECT OF RESIDENTIAL PROPERTIES

- 8.1 The number of dwelling units and the size of a residential building that may be erected on a property shall be limited only by the height and coverage provisions of these conditions and by any applicable health and building regulations.
- 8.2 The occupants of a residential building may practise, inter alia, their social and religious activities and their occupations, professions, or trades, including retail trade, on the property on which such residential building is erected: Provided that -
- 8.2.1 the dominant use of the property shall remain residential;
- 8.2.2 the occupation, trade or profession or other activity shall not be noxious; and
- 8.2.3 the occupation, trade or professions shall not interfere with the amenity of the neighbourhood.

9. SPECIAL CONDITIONS APPLYING TO PUBLIC GARAGES

- 9.1 Nothing shall be stored and no repairs of any nature to vehicles or equipment shall be undertaken in a public garage, except in an area that is screened to the satisfaction of the Local Municipality for such purposes.
- 9.2 The Local Municipality may relax the restriction contained in paragraph 9.1 in a case where the property is adjacent to or surrounded by industrial uses.

10. CONSENT USE OR APPROVAL BY THE LOCAL MUNICIPALITY

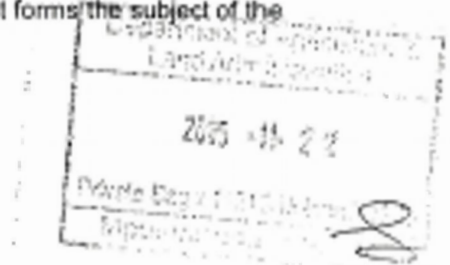
- 10.1 Any application to the Local Municipality for the approval of a consent use in respect of the relevant property that is listed in column 3 of Table A, shall be made by the owner of the land or building to which the application relates: Provided that the provisions of this paragraph 10 and of paragraphs 11 and 12 shall not apply to any application to or approval or consent by the Local Municipality for any purposes in terms of these conditions other than those contemplated in column 3 of Table A.

2405-10-12-1
Private Secretary
Municipal Council
2405-10-12-1

- 10.2 The power of the Local Municipality to grant its consent or its approval in terms of paragraph 10.1 shall include the power to refuse consent or approval and, if consent or approval has been granted, the power to impose any conditions that it may deem fit.
- 10.3 If the owner of the relevant property is in breach of a condition upon which any consent or approval was granted by a Local Municipality as contemplated in paragraph 10.2, the Local Municipality may serve a notice upon such owner or the occupant of the property concerned calling on him to remedy such breach, and if the relevant breach is not remedied as required in such notice such consent or approval may be terminated by the Local Municipality concerned.
- 10.4 The notice referred to in paragraph 10.3 shall require that the breach be remedied within a specified period.
- 10.5 Any applicant who feels aggrieved by any decision of the Local Municipality as contemplated in this paragraph may appeal to the Provincial Government, in accordance with the procedures determined by the Provincial Government: Provided that, if the Local Municipality refuses to give a decision on any application or delays unreasonably in giving a decision, the applicant may appeal to the Provincial Government, in accordance with the procedures determined by the Provincial Government, as if he were appealing against a decision of the Local Municipality.

11. APPLICATIONS FOR CONSENT USE AND OBJECTIONS

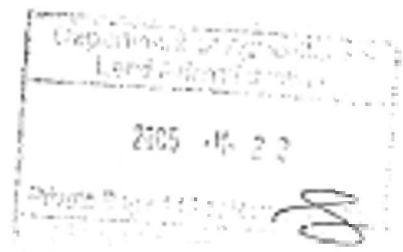
- 11.1 Any owner intending to apply to the Local Municipality for its consent as contemplated in paragraph 10.1 shall, prior to the submission of such application -
- 11.1.1 affix display and maintain a notice of such application on the land or building to which it applies for a period of fourteen days; and
- 11.1.2 give fourteen days written notice to the owners of adjacent properties and of the properties directly across the street from the property that forms the subject of the application.



- 11.2 A notice referred to in paragraph 11.1 shall state that any person having any objection to the application may lodge such objection in writing with the Local Municipality and with the applicant within fourteen days after the date of the last day on which the notice was displayed.
- 11.3 Proof of the display of the notice contemplated in paragraph 11.1.1 and a list of the owners contemplated in paragraph 11.1.2 and their address shall accompany the application to the Local Municipality.
- 11.4 The Local Municipality shall consider any objections received within the fourteen-day notice periods contemplated in paragraph 11.1 and shall, within 60 days after the expiry of such notice periods, notify the applicant and the objectors, if any, of its decision by delivering a copy of such decision to the persons concerned.
- 11.5 A decision by the Local Municipality contemplated in paragraph 11.4 shall not take effect until the letters of notification to the applicant and objectors have been received by such persons as contemplated in paragraph 11.4 or, if an appeal is lodged in terms of paragraph 10.5, until a decision has been reached in respect of such appeal.

12. LAPSING OF APPROVAL OR CONSENT

If the rights obtained by virtue of the grant by the Local Municipality of an approval or consent in terms of paragraph 10 are not exercised within twenty-four months of the grant of such approval or consent, or if the rights have been exercised but the use permitted thereunder is interrupted for a continuous period of eighteen months, the relevant approval or consent shall lapse, unless, any condition upon which such approval or consent was granted specifically provides otherwise or the owner proves to the satisfaction of the Local Municipality that he intends to resume the exercise of his rights.



13. SUBDIVISIONS AND CONSOLIDATION OF PROPERTIES

No property shall be subdivided or consolidated except with the written approval of the local authority and subject to such conditions as the local authority may impose.

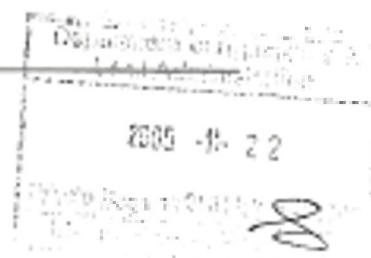
14. PROVISION OF PARKING

14.1 Sufficient parking space shall be provided in respect of the uses listed in Table B: Provided that such parking space shall be laid out to the satisfaction of the Local Municipality.

14.2 The Local Municipality may, on application by the owner of the relevant property, grant permission for a relaxation of the parking requirements set out in Table B.

TABLE B

USE	SITE AREA	MINIMUM PARKING REQUIREMENTS
Residential buildings	Less than 2 000 m ²	Nil.
	2 000 m ² and over	1 Space per dwelling unit.
Shops	Less than 2 000 m ²	Nil.
	2 000 to 2 999 m ²	3 spaces per 100 m ² of shopping floor area.
	3 000 m ² and over	4 spaces pr 100 m ² of shopping floor area.
Offices	Less than 2 000 m ²	Nil.
	2 000 m ² and over	2 spaces per 100 m ² of office floor area.
Industry and business Purpose	Less than 2 000 m ²	Nil.
	2 000 m ² and over	1 space per 100 m ² of floor area.



15. RESTRICTIONS OF HEIGHT OF BUILDINGS

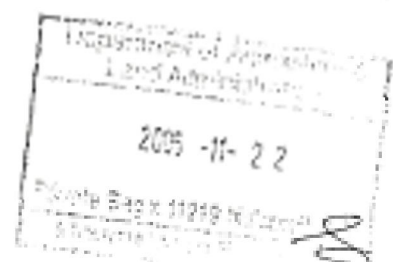
- 15.1 Buildings erected on properties in residential use zones shall not exceed two (2) storeys without the consent of the Local Municipality.
- 15.2 Buildings erected on properties in use zones other than residential use zones shall not exceed three (3) storeys without the consent of the Local Municipality.
- 15.3 The number of storeys contemplated in this paragraph shall include the storey at ground level but shall not include basement storeys that area below ground level.

16. RESTRICTIONS ON COVERAGE OF BUILDINGS

Buildings shall not exceed the coverage specified in Table C; Provided that on written application the Local Municipality may grant consent for a maximum of 10 % additional coverage.

TABLE C

USE ZONE	PERMISSIBLE COVERAGE
Residential	60%
Business	70%
Industrial	70%
Community facility	70%
Municipal	To the satisfaction of the Local Municipality
Public open space	To the satisfaction of the Local Municipality
Undetermined	To the satisfaction of the Local Municipality

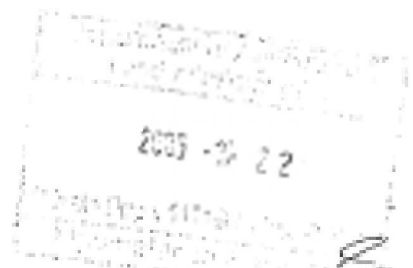


PART 4

GENERAL AMENITY AND CONVENIENCE

17. GENERAL AMENITY AND CONVENIENCE

- 17.1 Notwithstanding anything to the contrary contained in these conditions, no person shall use or develop a property in such a way as will detract from, the amenity or convenience of the area within which it is located.
- 17.2 The provisions of this paragraph shall be enforceable by the Local Municipality or any other party against any lessee or registered owner of the relevant property as contemplated in paragraph 17.1.



PART 5**MISCELLANEOUS****18. SERVING OF NOTICES**

Any notice required or authorised to be served in terms of these conditions may be served -

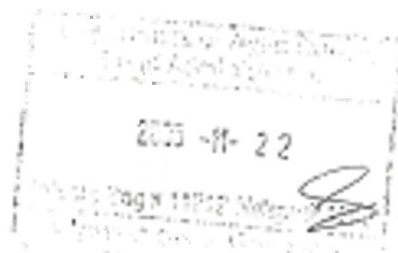
- 18.1 by delivering the notice to any person or to his duly authorised agent personally;
or
- 18.2 by registered post.

19. OFFENCES

Any person who contravenes or fails to comply with any provision of these conditions shall be guilty of an offence.

20. TITLE

These conditions may be referred to for all purposes as the Land Use Conditions.



LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 75 OF 2018



EMALAHLENI

Local Municipality

P.O. BOX 3,
WITBANK,
MPUMALANGA
1035

TEL.: 013 690 6911
FAX: 013 690 6207

www.emalahleni.gov.za

Emalahleni, Mandela Street
Tel.: 013 6906911

Ga-Nala, Quintin Street
Tel.: 017 648 2241

Ogies, Hoofweg
Tel.: 013 643 1027

RESOLUTION ON LEVYING PROPERTY RATES IN TERMS OF SECTION 14 OF THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, 2004 (ACT NO 6 OF 2004)

MUNICIPAL NOTICE NO.1 OF 2018

Date: 2018/06/12

EMALAHLENI LOCAL MUNICIPALITY

RESOLUTION ON LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2018 TO 30 JUNE 2019

Notice is hereby given in terms of Section 14 (1) and (2) of the Local Government Municipal Property Rates Act, 2004: that the Council resolved by way of council resolution number A.084/18 of May 2018 to levy the rates on property reflected in the schedule below with effect from 1st July 2018

CATEGORY OF PROPERTY	CENT AMOUNT IN THE RAND RATE DETERMINED FOR THE RELEVANT PROPERTY CATEGORY
RESIDENTIAL PROPERTY	0.01529
BUSINESS AND COMMERCIAL PROPERTY	0.016671
INDUSTRIAL PROPERTY	0.017548
AGRICULTURAL PROPERTY	0.001755
MINING	0.017548
PUBLIC SERVICE INFRASTRUCTURE	0.000000
PUBLIC BENEFIT ORGANISATION	
PRIVATE ROADS	
PUBLIC ROADS AND MUNICIPAL	
GOVERNMENT PROPERTY	0.017548
WORSHIP	0.000000
VACANT URBAN LAND	0.017548

VISION : "To be a centre of excellence and innovation"

Full details of the Council resolution and rebates, reduction and exclusions specific to each category of owners of properties or owners of a specific category of properties as determined through criteria in the Municipality's Rates Policy are available for inspection on the municipality's office, website (www.emalahleni.gov.za) and all public libraries.

Enquiries relating to this matter must be made to Vilakazi NF Tel.: 013 690 6432

E-mail: vilakazinf@emalahleni.gov.za

H.S MAYISELA
ACTING MUNICIPAL MANAGER

LOCAL AUTHORITY NOTICE 76 OF 2018

VICTOR KHANYE LOCAL MUNICIPALITY DELMAS AMENDMENT SCHEME 177/2007

It is hereby notified in terms of the provisions of Section 66 and 67 of the Victor Khanye Local Municipality By-laws on Spatial Planning and Land Use Management, 2015 that the Victor Khanye Local Municipality have approved:

1. The amendment of the Delmas Town Planning Scheme, 2007, for the Rezoning of Erven 493 and 519 Delmas Extension 2 from "Residential 1" to "Business 2", as primary land use, subject to certain restrictive conditions.
2. The removal of the following restrictive Title Deed Conditions:
 - a. Conditions (i), (j) and (l), as reflected in the Title Deed T336687/2007 of Erf 493 Delmas Extension 2;
 - b. Conditions (i), (j) and (l), as reflected in the Title Deed T6871/2008 of Erf 519 Delmas Extension 2.

Map 3 and the scheme clauses of the amendment schemes are filed with the Municipal Manager of the Victor Khanye Local Municipality and the Department Co-Operative Governance and Traditional Affairs, Nelspruit.

This amendment scheme is known as Delmas Amendment Scheme 177/2007 and shall come into operation on date of publication of this notice.

T Matladi Acting Municipal Manager, Victor Khanye Local Municipality, PO Box 6, Delmas, 2210
(Ref No. HS2825)

Printed by and obtainable from the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001.
Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065

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