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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 80 OF 2019

**STEVE TSHWETE AMENDMENT SCHEME 790 AND ANNEXURE A656
NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE TOWN PLANNING SCHEME, 2004, IN
TERMS OF SECTION 62(1), AND 94(1)(a) & (2)(a) OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE
MANAGEMENT BYLAW, 2016**

I, Johannes Petrus Coetzee (ID 750723 5047 088) of Urban Dynamics Mpumalanga (PTY) LTD being the authorised agent of the registered owner of Portion 1 of Erf 10769, Middelburg Extension 26 hereby give notice in terms of Section 94(1)(a) & (2)(a) Chapter 6 of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016, that we have applied to the Steve Tshwete Local Municipality for the amendment of the town planning scheme known as the Steve Tshwete Town Planning Scheme, 2004, for the subdivision and rezoning of the abovementioned property situated on the corner of La Roca Boulevard and Samora Machel Street, Middelburg by rezoning Portion "B" of the property from "Business 2" to "Public Garage" for the purpose of a petrol filling station/public garage and convenience store including a place of refreshment, car wash, ATM and ancillary uses allowed under the proposed zoning as contained in the annexure. Any objection/s or comments including the grounds for such objection/s or comments with full contact details, shall be made in writing to the Municipal Manager, PO Box 14, Middelburg 1050 within 30 days from 18 October 2019 with the last date of comments being 17 November 2019 (30 days after first date of application) in the manner as described in Section 99 of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016. Full particulars and plans may be inspected during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Cnr. Walter Sisulu and Wanderers Avenue, Middelburg, 1050, Tel: 013 249 7000, for a period of 30 days from 18 October 2019. Inquiries can be addressed to Mr Meshack Mahamba, Head of Town Planning and Human Settlements at telephone number 013 – 249 7000. Any person who cannot read or write may consult with any staff member of the office of the Senior Manager: Town Planning and Human Settlement during office hours and assistance will be given to transcribe that person's objections or comments.
Address of the Applicant: 7 Dolerite Crescent, Aerorand, 1070, Postal address P.O. Box 11677, Aerorand, Middelburg, 1070, Telephone no. 013 244 1598, Fax no: 013 244 1560, email: mail@urbanmbg.co.za.

18-25

KENNISGEWING 80 VAN 2019

**STEVE TSHWETE WYSIGINGSKEMA 790 EN BYLAAG A656
KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE DORPSBEPLANNINGSKEMA
2004, INGEVOLGE ARTIKEL 62(1) EN 94(1)(a) & 2(a) VAN DIE STEVE TSHWETE RUIMTELIKE BEPLANNING EN
GRONDGEBRUIKSBESTUUR BYWET, 2016**

Ek, Johannes Petrus Coetzee (ID 750723 5047 088) van Urban Dynamics Mpumalanga (PTY) LTD, synde die gemagtigde agent van die geregistreerde eienaar van Gedeelte 1 van Erf 10769, Middelburg Uitbreiding 26, gee hiermee ingevolge artikel 94(1)(a) & (2)(a) Hoofstuk 6 van die Steve Tshwete Ruimtelike Beplanning en Grondgebruikbestuur bywet, 2016 kennis dat ons by die Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die Steve Tshwete Dorpsbeplanningskema, 2004, vir die onderverdeling en hersoneering van bogenoemde eiendom geleë op die hoek van La Roca Boulevard en Samora Machelstraat, Middelburg deur Gedeelte "B" te hersoneer vanaf "Besigheid 2" na "Publieke Garage" vir die doel van 'n petrol vulstasie/publieke garage en geriefswinkel, karwas en ATM asook enige ander verwante gebruike wat toegelaat word onder die voorgestelde soneering soos uiteengesit in die bylaag. Geskrewe kommentaar of besware ten opsigte van die aansoek en die gronde van die besware of verhoë met volledige kontakbesonderhede moet skriftelik ingedien word by die Munisipale Bestuurder, Posbus 14, Middelburg, 1050 binne 30 dae vanaf 18 Oktober 2019, waar die laaste dag van kommentaar 17 November 2019 is (30 dae na eerste datum van publikasie) soos uiteengesit in Artikel 99 van die Steve Tshwete Ruimtelike Beplanning en Grondgebruikbestuur bywet, 2016. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, Munisipale Gebou, Hoek van Wandererslaan, Middelburg, 1050, Tel: 013 249 7000, vir 'n tydperk van 30 dae vanaf 18 Oktober 2019. Navrae kan gerig word aan Mnr Meshack Mahamba, Hoof van Stadsbeplanning en Menslike Nedersettings by telefoonnommer 013 – 249 7000. Enige persoon wat nie kan lees of skryf nie mag enige personeelid van die kantoor van die Senior Bestuurder: Stadsbeplanning en Menslike Nedersettings gedurende kantoor ure raadpleeg en bystand sal aan sodanige persoon verleen word om die beswaar of kommentaar saam te stel.
Adres van Applicant: 7 Doleriet Singel, Aerorand, 1070, Posbus 11677, Aerorand, Middelburg, 1070, Tel: 013-244 1598, Faks: 013 244 1560, email: mail@urbanmbg.co.za

18-25

NOTICE 81 OF 2019**NOTICE OF APPLICATION FOR THE AMENDMENT OF THE 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 BYLAW, 2016 - STEVE TSHWETE AMENDMENT SCHEME NO. 787 WITH ANNEXURE 654**

I, Laurette Swarts Pr. Pln., of Korsman & Associates, being the authorized agent of the registered owner of Erf 1681 Aerorand Township, Registration Division J.S., Province of Mpumalanga hereby give notice in terms of Section 62(1) and 94(1)(a) of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016, that I have applied to the Steve Tshwete Local Municipality for the amendment of the Town Planning Scheme known as the Steve Tshwete Town Planning Scheme, 2004, for the rezoning of the above mentioned property situated on the corner of Lebombo & Hexrivier Street, from "Residential 1" to "Residential 3" for the purpose of a Guesthouse, with annexure 654 to accommodate a Health Club and Conference Centre. Any objection/s or comments including the grounds for such objection/s or comments with full contact details, shall be made in writing to the Municipal Manager, PO Box 14, Middelburg 1050 within 30 days from 18 October 2019. Full particulars and plans may be inspected during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Cnr. Walter Sisulu and Wanderers Avenue, Middelburg, 1050, Tel: 013 2497000, for a period of 30 days from 18 October 2019.

Address of the Applicant: 9 Langa Crescent, Corridor Hill, Witbank, 1035, Private Bag X7260, Suite 293, Witbank, 1035. Telephone no: 013 650 0408, Email: admin@korsman.co.za

Reference: R19264-AdvGazette

18-25

KENNISGEWING 81 VAN 2019**KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE DORPSBEPLANNINGSKEMA, 2004, INGEVOLGE ARTIKEL 62(1) EN 94(1)(A) VAN DIE STEVE TSHWETE RUIMTELIKEBEPLANNING EN GRONDGEBRUIKSBESTUUR BYWET, 2016 - STEVE TSHWETE WYSIGINGSKEMA NO. 787 MET BYLAAG 654**

Ek, Laurette Swarts Pr. Pln., van Korsman & Vennote, synde die gemagtigde agent van die geregistreerde eienaar van 1681 Aerorand Dorpsgebied, Registrasie Afdeling J.S., Provinsie van Mpumalanga, gee hiermee ingevolge artikel 62(1) en 94(1)(A) van die Steve Tshwete Ruimtelikebeplanning en Grondgebruiksbestuur Bywet, 2016, kennis dat ons by Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van Steve Tshwete Dorpsbeplanningskema, 2004, deur die hersonering van die bogenoemde eiendom geleë te hoek van Lebombo Laan & Hexrivier Straat van "Residensieel 1" na "Residensieel 3" vir die doel van 'n Gastehuis, met bylaag 654 om 'n Gesondheids Klub en Konferensie fasiliteite te akkommodeer. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, Munisipalegebou, Wandererslaan, Middelburg, 1050, vir 'n tydperk van 30 dae vanaf 18 Oktober 2019. Besware of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf 18 Oktober 2019, skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 14, Middelburg, 1050, ingedien of gerig word.

Adres van Applikant: Langasingel 9, Corridor Hill, Witbank, 1035, Privaatsak X7260, Suite 293, Witbank, 1035. Telefoon No: 013 650 0408, Email: admin@korsman.co.za

Verwysing: R19264-AdvGazette

18-25

NOTICE 82 OF 2019**NOTICE OF APPLICATION TO SUBDIVIDE LAND**

I, Pierre Danté Moelich, of the firm Plankonsult Incorporated, being the authorised agent of the owner hereby give notice in terms of Section 71(2) of Thembisile Hani Local Municipality Spatial Planning and Land Use Management By-Law, read with Section 2(2) of the Spatial Planning and Land Use Management Act, 2013 for the Subdivision of a part of (ABCDEFGHA) of the Remainder of Portion 34 of the Farm Bultfontein 94-JS (6.3033 ha) into two (2) portions has been received by the Thembisile Hani Local Municipality.

Particulars of the application will lie for inspection during normal office hours at the office of the Director of Town Planning, Development Planning Department, Stand No. 24, Front opposite Kwaggafontein Police Station along the R573 (Moloto Road), eMpumalanga, 0458 for a period of 28 days from 25 October 2019.

Objections to or representations in respect of the applications must be lodged with or made in writing to the Director: Town Planning at the above address or at Private Bag X4041, Mpumalanga, 0458 within a period of 28 days from 25 October 2019.

Address of agent: Plankonsult incorporated, P.O Box 72729, Lynnwood Ridge, 0040, Tel: 012 993 5848, Fax: 012 993 1292,
Email: phathu@plankonsult.co.za

ANNEXURE

Description of land:	Remainder of Portion 34 of the Farm Bultfontein 94-JS
Subdivision and size:	Proposed Portion A [ABCDEFGHA] : 6.3033 ha Remainder of Ptn 34 : <u>650.5642 ha</u> Total Area : <u>656.8675 ha</u>
Location of the land:	The proposed development is located along the R25 road that offers major transportation linkages within the Municipality. The R25 Road links Verena and Groblersdal, when travelling North West of the subject road
Address of authorised agent	Plankonsult Incorporate, PO BOX 72729, Lynwood Ridge, Pretoria, 0040, Tel: (012) 993 5848, Email: phathu@plankonsult.co.za
Dates of publication	25 October 2019 and 01 November 2019.

25-1

INOTICE YE APPLICATION KUMHLABA OTHILE

Mina, Pierre Danté Moelich, we bubulo Plankonsult Incorporated, nginikelwe amandla ngumphathi, nginikeza inotice ye Section 71(2) of Thembisile Hani Local Municipality Spatial Planning and Land Use Management By-Law ne Section 2(2) of the Spatial Planning and Land Use Management Act, 2013 for the Subdivision of the Remainder of Portion 34 of the Farm Bultfontein 94-JS (6.3033 ha), yi application yokuhlukanisa umhlaba oyamukelwe yi Thembisile Hani Local Municipality.

Izinto zale application zizobonwa ngesikhathi somusebenze, ema officini we Director of Town Planning, Stand No. 24, Front opposite Kwaggafontein Police Station along the R573 (Moloto Road), eMpumalanga, 0458 amalanga angu 28 days kuthoma ngomhlaka 25 October 2019.

Labo abanodlandla ne application le banga bhalela i Director: Town Planning ku Private Bag X4041, Mpumalanga, 0458, amalanga ayi 28 days abethe kusukela nge 25 October 2019.

ANNEXURE

Description of land:	Remainder of Portion 34 of the Farm Bultfontein 94-JS
Subdivision and size:	Proposed Portion A [ABCDEFGHA] : 6.3033 ha Remainder of Ptn 34 : <u>650.5642 ha</u> Total Area : <u>656.8675 ha</u>
Location of the land:	The proposed development is located along the R25 road that offers major transportation linkages within the Municipality. The R25 Road links Verena and Groblersdal, when travelling North West of the subject road
Address of authorised agent	Plankonsult Incorporate, PO BOX 72729, Lynwood Ridge, Pretoria, 0040, Tel: (012) 993 5848, Email: phathu@plankonsult.co.za
Dates of publication	25 October 2019 and 01 November 2019.

25-1

NOTICE 83 OF 2019**NOTICE OF APPLICATION FOR THE AMENDMENT OF THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 66(1) OF THE THEMBSILE HANI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW READ TOGETHER WITH SECTION 2(2) AND THE RELEVANT PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013**

I, Pierre Danté Moelich, of the firm Plankonsult Incorporated, being the authorised agent of the owner hereby give notice in terms of Section 66(1), of Thembsile Hani Local Municipality Spatial Planning and Land Use Management By-Law read with Section 2(2) and the relevant provisions of The Spatial Planning and Land Use Management Act, 2013 for the rezoning of a Portion of the Remainder of Portion 34 of the Farm Bultfontein 94-JS [ABCDEFGHA] from “**Agriculture**” to “**Business 1**” for the purpose of a convenience shopping centre restricted to 6500m² subject to the following development controls;

Zoning	: "Business 1" for the purpose of a convenience shopping centre
Height	: 2 Storeys
Coverage	: 60% (Undercover parking excluded) gross leasable floor area.
FSR	: 6500 m ² gross leasable floor area.
Parking	: 6 Parking bays per 100m ² gross leasable floor area.
Building Lines	: 5 meters
Provincial Road	: 16 meters

Particulars of the application will lie for inspection during normal office hours at the office of the Director of Town Planning, Development Planning Department, Stand No. 24, Front opposite Kwaggafontein Police Station along the R573 (Moloto Road), eMpumalanga, 0458 for a period of 28 days from 25 October 2019
Stand

Objections to or representations in respect of the applications must be lodged with or made in writing to the Director: Town Planning at the above address or at Private Bag X4041, Mpumalanga, 0458 within a period of 28 days from 25 October 2019.

Address of agent: Plankonsult incorporated, P.O Box 72729, Lynnwood Ridge, 0040, Tel: 012 993 5848, Fax: 012 993 1292,
Email: phathu@plankonsult.co.za

Dates of publication: 25 October 2019 and 01 November 2019

25-1

INOTICE YE APPLICATION KUMHLABA OTHILE YE SECTION 66(1) OF THE THEMBSILE HANI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW READ TOGETHER WITH SECTION 2(2) AND THE RELEVANT PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013

Mina, Pierre Danté Moelich, we bubulo Plankonsult Incorporated, nginikelwe amandla ngumphathi, nginikeza inotice ye, Section 66(1) ya se Thembsile Hani Local Municipality Spatial Planning and Land Use Management By-Law ne Section 2(2) ye Spatial Planning and Land Use Management Act, 2013 I-application yokushugulola umhlaba lo esikuluma ngawo, wamukelwe ngo Thembsile Hani Local Municipality, ngokushugulola:

a Portion of the Remainder of Portion 34 of the Farm Bultfontein 94-JS [ABCDEFGHA] from “**Agriculture**” to “**Business 1**” for the purpose of a convenience shopping centre restricted to 6500m², izinto ezingashenjwa:

Zoning	: "Business 1" for the purpose of a convenience shopping centre
Height	: 2 Storeys
Coverage	: 60% (Undercover parking excluded) gross leasable floor area.
FSR	: 6500 m ² gross leasable floor area.
Parking	: 6 Parking bays per 100m ² gross leasable floor area.
Building Lines	: 5 meters
Provincial Road	: 16 meters

Labo abanodlandla ne application le banga bhalela i Director: Town Planning ku Private Bag X4041, Mpumalanga, 0458, amalanga ayi 28 days abethe kusukela nge 25 October 2019

Izinto zale application zizobonwa ngesikhathi somusebenze, ema officini we Director of Town Planning, Stand No. 24, Front opposite Kwaggafontein Police Station Along the R573 (Moloto Road), eMpumalanga, 0458 amalanga angu 28 days kuthoma ngomhlaka 25 October 2019.

Address of agent: Plankonsult Incorporated, P O Box 72729, Lynnwood Ridge, 0040, Tel: (012) 993 5848, Fax: (012) 993 1292,
E-Mail: phathu@plankonsult.co.za.

Amalanga we publication: 25 October 2019 and 01 November 2019.

25-1

NOTICE 84 OF 2019**Amendment Scheme, 12/18**

It is hereby noticed in terms of section 66 of the Thaba Chweu By-law on Spatial Planning and Land Use management, 2016, that Thaba Chweu Municipality has approved an amendment of the Thaba Chweu Spatial Planning Land Use scheme, 2018, by rezoning of Erf 1007, Lydenburg and incorporation of the property into this Thaba Chweu Spatial Planning Land Use scheme, 2018, to obtain a Zoning of "Residential 2".

Copies of the amendment scheme are filed with the Municipal Manager, Civic Centre, Corner of Viljoen and Santraal Street, Lydenburg, and are open for inspection at all reasonable times. This amendment scheme shall come into operation on date of publication (25/10/2019).

ACTING MUNICIPAL MANAGER**S.S MATSI**

Thaba Chweu Municipality

P O Box 61

LYDENBURG

1120

PROCLAMATION • PROKLAMASIE

PROCLAMATION 55 OF 2019**LOST TITLE DEED**

Notice is hereby given that under the provisions of Section Thirty Eight of the Deeds Registries Act, 1937, I, the Registrar of Deeds, Mpumalanga at Nelspruit intend to issue a Certificate of Registered Title *in lieu* of Certificate of Registered Grant of Leasehold Number TL31342/1987 dated 3 July 1987 passed by:

LEKWA LOCAL MUNICIPALITY

in favour of

MABILA TIMOTHY NDHLOVU
Identity Number 331212 5385 08 4
and
GUNDU SABET NDHLOVU
Identity Number 380719 0219 08 4
Married in community of property to each other

in respect of


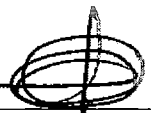
ERF 2634 SAKHILE TOWNSHIP
REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA

MEASURING 500 (FIVE HUNDRED)
SQUARE METRES

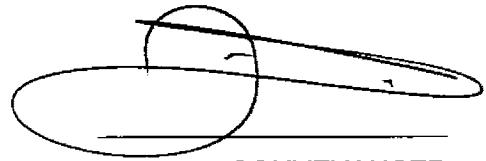
of which, together with the registry duplicate thereof, has been lost or destroyed.

All persons having objections to the issue of such certificate are being required to lodge the same in writing with the Registrar of Deeds, Mpumalanga at Nelspruit at 25 Bell Street, Nelspruit, 1201 within six weeks after date of the first publication in the Gazette.

 DATED AT NELSPRUIT ON THIS ⁰⁷ ~~20th~~ DAY OF ^{JUNE} ~~MAY~~ 2019.



REGISTRAR OF DEEDS MPUMALANGA

Prepared by me



CONVEYANCER
MESHACK THEMBINKOSI SILINDA

CERTIFICATE OF REGISTERED TITLE IN LIEU OF A LOST DEED

Issued under the provisions of Section 38 of the Deeds

Registries Act, 1937 (No. 47 OF 1937)

Whereas

MABILA TIMOTHY NDHLOVU

Identity Number 331212 5385 08 4

and

GUNDU SABET NDHLOVU

Identity Number 380719 0219 08 4

Married in community of property to each other

have applied for the issue to them of a Certificate of Registered Title in lieu of Certificate of Registered Grant of Leasehold Number TL31342/1987, dated 3 July 1987 both copies of which have been lost or destroyed, and whereas it appears that they are the registered owners of the land, hereinafter described;

Now therefore, in pursuance of the provisions of the said Act, I, the Registrar of Deeds, Mpumalanga at Nelspruit, do hereby certify that the said:

MABILA TIMOTHY NDHLOVU
Identity Number 331212 5385 08 4
and
GUNDU SABET NDHLOVU
Identity Number 380719 0219 08 4
Married in community of property to each other

their Heirs, Executors, Administrators or Assigns, are the registered owners of

ERF 2634 SAKHILE TOWNSHIP
REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA

MEASURING 500 (FIVE HUNDRED)
SQUARE METRES

FIRST REGISTERED AND STILL HELD BY CERTIFICATE OF REGISTERED
GRANT OF LEASEHOLD NUMBER TL31342/1987 WITH GENERAL PLAN SG
No. L23/1980 RELATING THERETO

SUBJECT TO THE FOLLOWING CONDITIONS:

- (a) The use of the erf is as defined and subject to such conditions as are contained in the Land Use Conditions in Annexure F to the Township Establishment and Land Use Regulations, 1986, made in terms of section 66(1) of the Black Communities Development Act, 1984 (Act No. 4 of 1984) : Provided that on the date on which a town-planning scheme relating to the erf comes into force the rights and obligations contained in such scheme shall supersede those contained in the aforesaid Land Use Conditions, as contemplated in section 57B of the said Act.



- (b) The use zone of the erf can on application and after consultation with the local authority concerned, be altered by the Administrator on such terms as he may determine and subject to such conditions as he may impose.
- (c) SUBJECT to the conditions imposed by the Administrator in terms of the provisions of the Township Establishment and Land Use Regulations, 1986:
- (i) The erf is subject to a servitude, 1 metre wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 1 metre wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may waive compliance with the requirements of this servitude.
 - (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 authority 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, maintenance or removal of such sewerage mains and other works being made good by the local authority.

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.



and by virtue of these presents, the said:

MABILA TIMOTHY NDHLOVU
Identity Number 331212 5385 08 4
and
GUNDU SABET NDHLOVU
Identity Number 380719 0219 08 4
Married in community of property to each other

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights.

IN WITNESS WHEREOF I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS, MPUMALANGA at Nelspruit on

Registrar of Deeds Mpumalanga