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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

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**NOTICE 14 OF 2020****COMPILATION OF AN ALL-INCLUSIVE LAND USE MANAGEMENT SCHEME (LUMS) FOR THE DIPALESENG MUNICIPALITY**

Dipaleseng Local Municipality hereby gives notice, that in terms of Chapter 4 Section 20 of the Spatial Planning and Land use Management Act of 2013 (SPLUMA) read in conjunction with Section 21 of the Dipaleseng LM Spatial Planning and Land use Management By-Law of 2016 that the Draft Land Use Management Scheme for Dipaleseng Local Municipality will be available for public inspection, from the 13<sup>th</sup> of March 2020, at the following venues:

- Balfour
- Siyathemba
- Greylingstad
- Grootlvei

The purpose of the Land Use Management Scheme is to regulate, handle and standardise general land uses and associated applications for the total municipal area.

Comments, objections or representations, if any, regarding the draft LUMS document must be submitted in writing before or on the 13<sup>th</sup> of May 2020 to the Dipaleseng Municipal Main office.

Further details regarding the draft LUMS document may be obtained from the Dipaleseng Municipality, Mr Jonas Nkutha, 087 527 0539, during normal office hours.

The Municipal Manager  
Dipaleseng Local Municipality  
Private Bag X1005  
Balfour  
2410

**KENNISGEWING 14 VAN 2020****SAMESTELLING VAN 'N ALLE INKLUSIEWE GRONDGEBRUIKSBESTUURSKEMA (LUMS) VIR DIE DIPALESENG MUNISIPALITEIT**

Dipaleseng Plaaslike Munisipaliteit gee hiermee kennis dat ingevolge Hoofstuk 4, artikel 20 van die Wet op Ruimtelike Bepanning en Grondgebruikbestuur van 2013 (SPLUMA) saamgelees met Artikel 21 van die Dipaleseng LM Ruimtelike Bepanning en Grondgebruikbestuur By- Wet van 2016 dat die Konsep Grondgebruikbestuurskema vir die Dipaleseng Plaaslike Munisipaliteit vanaf 13 Maart 2020, ter insae beskikbaar sal wees by die volgende lokale:

- Balfour
- Siyathemba
- Greylingstad
- Grootlvei

Die doel van die Grondgebruikbestuurskema is om algemene grondgebruike en gepaardgaande toepassings vir die totale munisipale gebied te reguleer, te hanteer en te standaardiseer.

Kommentaar, besware of verhoë, indien enige, rakende die ontwerp van die LUMS-dokument moet skriftelik voor of op 13 Mei 2020 by die Dipaleseng Munisipale Hoofkantoor ingedien word.

Verdere besonderhede van die proses kan by mnr. Jonas Nkutha, 087 527 0539, van die Dipaleseng Munisipaliteit, gedurende normale kantoorure verkry word.

Die Munisipale Bestuurder  
Dipaleseng Plaaslike Munisipaliteit  
Posbus X 1005  
Balfour  
2410

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**PROCLAMATION • PROKLAMASIE**

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**PROCLAMATION 17 OF 2020****MKHONDO LOCAL MUNICIPALITY****DECLARATION OF PIET RETIEF EXTENSION 23 AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Mkhondo Local Municipality hereby declares the township Piet Retief Extension 23 to be an approved Township, subject to the conditions set out in the Schedule hereto:

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY YANKEE BLUE INVESTMENTS (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 (PART C) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 137 OF THE FARM WELGEKOZEN 514, REGISTRATION DIVISION IT, MPUMALANGA PROVINCE HAS BEEN GRANTED BY THE MKHONDO LOCAL MUNICIPALITY**

**1. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)**

**1.1 Name**

The name of the township shall be *Piet Retief Extension 23*.

**1.2 Design and Layout**

The township shall consist of erven and streets indicated on the General Plan 7/2019.

**1.3 Access**

The township shall gain access via a right of way servitude (vide SG 726/2016) over the adjacent township of Thandekile Extension 4 which, in turn, will link with the N2 national road to the satisfaction of the municipality.

**1.4 Removal, Repositioning, Modification or Replacement of Existing Post Office/Telkom plant**

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing Post Office/Telkom plant, the cost thereof shall be borne by the township applicant/owner.

**1.5 Obligations with regard to services and restrictions regarding alienation of erven**

The township owner shall within such period as the municipality may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore, as previously agreed upon between the township owner and the municipality. The erven may not be alienated or be transferred into the name of a purchaser prior to the municipality certifying that sufficient guarantees in respect of the supply of services by the township owner have been submitted to the municipality.

**1.6 Registration of Notarial Tie**

The applicant shall when and if required by the Municipality, arrange for the registration of a notarial tie between Erf 2687 Piet Retief Extension 23 and Erf 32 in the township Thandekile Extension 2 and Erf 5 Thandekile Extension 1 and Erf 49 Thandekile Extension 4 and Erf 46 Thandekile Extension 3, such that the said erven may function as a single site assembly and for such purposes the common boundary separating the erven shall not be deemed to exist and shall not preclude the siting of buildings in a manner as to straddle the common boundary as aforesaid.

## 2. CONDITIONS TO BE COMPLIED WITH BEFORE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

### 2.1 Installation and provision of services

- 3.1.1 The township applicant/owner shall install and provide internal engineering services in the township as provided for in the services agreement.
- 3.1.2 The municipality shall install and provide external engineering services for the township as provided for in the services agreement.

## 3. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions and servitudes, if any:

- 3.1 Including the condition reserving the right to fell and remove Gum Trees which affects all erven in the township and which reads as follows:

"A. The Remaining extent of the said farm WELGEMOEN No 504, Registration Division I.T., district Piet Retief, measuring as such 96,1015 Hectares (of which the property transferred hereunder forms a Portion) is:

(a) Subject to the right to fell and remove Gum Trees with certain ancillary rights as is more fully set out in Notarial Deed No 256 /1932 – S, registered on the 28<sup>th</sup> day of June, 1932".

- 3.2 Excluding the servitude, 5 metres wide in favour of Portion 63, Welgekozen 514 IT which only affects Erf 2688 in the township and which reads as follows:

"C. Die eiendom hiermee getranspoteer is verder onderhewig aan 'n Serwituut van Reg van Weg 5 meter wyd ten gunste van Gedeelte 63 ('n Gedeelte van Gedeelte 52) van die plaas WELGEMOEN 514, Registrasie Afdeling IT, Transvaal, Groot 1108 vierkante meter, welke serwituut se suidelike grens aangedui word deur die lyn de en die lyn efc die suidwestelike grens aangedui op kaart LG No 725/2016 en soos sal blyk uit akte van Transport T34567/1979."

- 3.3 Excluding the 1 meter wide servitude in favour of the Remaining Extent of Portion 52 of the farm Welgekozen 514, IT, which only affects Erf 2687 in the township and which reads as follows:

"D. ONDERHEWIG aan n Waterleidingserwituut 1 meter wyd, die westelike grens van Gedeelte 137, parallel en ewewydig vir die volle lengte van die lyn EF op die aangehegte kaart LG No 725/2016 ten gunste van:

Die Resterende Gedeelte van Gedeelte 52 van die Plaas Welgekozen 514  
Registrasie Afdeling I.T., Provinsie van Mpumalanga  
Groot: 7,5107 (SEWE KOMMA VYF EEN NUL SEWE) HEKTAAR  
GEHOU KRAGTENS AKTE VAN TRANSPORT T82301/1991."

- 3.4 Excluding a right of way servitude in favour of Portion 65 of the farm Welgekozen 514, Registration Division IT, which only affects Erf 2687 in the township and which reads as follows:

"E. Binnegemelde eiendom is onderhewig aan n Reg van Weg ten gunste van Gedeelte 64 van die Plaas Welgekozen 514, Registrasie Afdeling I.T., Provinsie van Mpumalanga, welke serwituut aangedui word deur die figuur bcFb op Kaart S.G. Nommer 725/2016.

## 4. CONDITIONS OF TITLE

- 4.1 Conditions of title imposed in terms of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

### 4.1.1 All erven

- (a) The erf is subject to a servitude, 2 metres wide along any two boundaries in favour of the municipality for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf, if and

when required by the municipality: Provided that the municipality may relax or grant exemption from the required servitudes.

- (b) No building or other structures shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within the 2 metres thereof.
- (c) The 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, maintenance or removal of such sewerage mains and other works being made good by the municipality.

**MR. M KUNENE**  
**MUNICIPAL MANAGER**

February 2020

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**LOCAL AUTHORITY NOTICE**  
**..... OF 2020**

**MKHONDO LOCAL MUNICIPALITY**

**PIET RETIEF AMENDMENT SCHEME 420**

It is hereby notified in terms of the provisions of section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Mkhondo Local Municipality has approved an amendment scheme with regard to the land in the township **Piet Retief Extension 23** being an amendment of the Piet Retief Town Planning Scheme, 1980.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the Municipal Manager of the Mkhondo Local Municipality and are open for inspection during normal office hours.

This amendment scheme is known as Krugersdorp **Amendment Scheme 420**.

**MR. M KUNENE**  
**MUNICIPAL MANAGER**

February 2020

**PROCLAMATION 18 OF 2020**  
**MKHONDO LOCAL MUNICIPALITY**

**DECLARATION OF THANDEKILE EXTENSION 4 AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Mkhondo Local Municipality hereby declares the township Thandekile Extension 4 to be an approved Township, subject to the conditions set out in the Schedule hereto:

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY RED KITE INVESTMENTS (PTY) LTD HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 (PART C) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 14 OF THE FARM WELGEOZEN 514 REGISTRATION DIVISION IT, MPUMALANGA PROVINCE HAS BEEN GRANTED BY THE MKHONDO LOCAL MUNICIPALITY**

**1. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)**

**1.1 NAME**

The name of the township shall be *Thandekile Extension 4*.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated General Plan 9/2019.

**1.3 STORM WATER DRAINAGE AND STREET CONSTRUCTION**

1.3.1 The township owner shall, on request by the Municipality submit to such Municipality for its approval a detailed scheme, complete with plans, sections and specifications, prepared by a civil engineer approved by the Municipality, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, tar macadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Municipality.

1.3.2 The scheme shall provide for the catchment of storm water in catch pits whence it shall be drained off in watertight pipes of durable material, approved by the Municipality, in such manner that water will in no way dam up or infiltrate on or near the surface of the ground.

1.3.3 Furthermore, the scheme shall, indicate the route and gradient by which each erf gains access to the street on which it abuts.

1.3.4 The township owner shall, when required by the Municipality to do so, carry out the approved scheme at its own expense on behalf of and to the satisfaction of the Municipality under supervision of a civil engineer approved by the Municipality.

1.3.5 The township owner shall be responsible for the maintenance of the streets to the satisfaction of the Municipality until the streets have been constructed as set out above.

1.3.6 If the township owner fails to comply with the provisions of paragraphs 2.3.1 to 2.3.5 hereof the Municipality shall be entitled to do the work at the cost of the township owner.

1.3.7 The drainage scheme shall be to the satisfaction of the Municipality.

#### **1.4 ACCESS**

1.4.1 No direct access shall be allowed from the N2 National Road to the erven in the township.

1.4.2 Access to the township shall only be allowed from the road along the northern boundary of the township.

#### **1.5 ENGINEERING SERVICES**

1.5.1 The Township Owner shall make the necessary arrangements with the Municipality for the provision and installation / construction of the internal and external water, electricity, sewerage, roads and storm water drainage engineering services in and for the township in terms of Chapter V of the Ordinance.

1.5.2 The applicant shall be responsible for the installation and provision of internal engineering services to the satisfaction of the relevant department.

1.5.3 The township owner shall within such period as the Municipality may determine, fulfill its obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the Municipality.

1.5.4 Once water, sewer and electrical networks have been installed, same will be transferred to the Municipality, free of cost, who shall maintain these networks.

#### **1.6 DEMOLITION OF BUILDINGS AND STRUCTURES**

The township owner shall, where applicable, and at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the Municipality, within a period of six months from the date of publication of the notice declaring the township to be an approved township.

#### **1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

#### **1.8 MITIGATIONS**

No building, structure or other thing (including anything which is attached to the land on which it stands even though it does not form part of that land) shall be erected, laid or established without the written approval of the South African National Roads Agency Limited within a distance of 20 metres measured from the N2 national road reserve boundary.

#### **1.9 ACCEPTANCE AND DISPOSAL OF STORMWATER**

The township owner shall arrange for the drainage of the township to fit in with that of the N2 National Road and for all storm water running off or being diverted from the road to be received and disposed of.

#### **1.10 REGISTRATION OF NOTARIAL TIE**

The applicant shall when and if required by the Municipality, register a notarial tie of Erf 49 Thandekile Extension 4 with Erf 32 in the township Thandekile Extension 2 and Erf 5 Thandekile Extension 1 and Erf 46 Thandekile Extension 4 and Erf 2687 Piet Retief Extension 24, such that the said erven may function as a single site assembly and for such purposes the common boundary separating the erven

shall not be deemed to exist and shall not preclude the siting of buildings in a manner as to straddle the common boundary as aforesaid.

## **2 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to, and where relevant entitled to, existing conditions and servitudes, if any;

### **2.1 Including the following, which affects all erven in the Township:**

The unnumbered condition on page 2 of Deed of Transfer T4452/2013 which reads as follows:

"Specially subject to certain deed of servitude no. 235/1893 entered into by Jacobus Paulus Engelbrecht, Senior, and the Government of the Late South African Republic to the effect that the said Government shall have the right in perpetuity to make a good and substantial furrow across the property from the spruit to the north east of the town of Piet Retief and shall be subject to all town regulations".

### **2.2 Excluding the following servitude which only affects Erf 49 in the township:**

By virtue of Notarial Deed of Servitude, K 516/2019S the within mentioned property is subject to a Servitude of right of way in favour of the General Public, as will more fully appear from the aforesaid Notarial Deed and Diagram 726/2016 annexed thereto.

## **3. CONDITIONS OF TITLE**

**The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the Municipality in terms of the Town Planning and Townships Ordinance, 1986.**

### **3.1 ALL ERVEN**

3.1.1 The erf is subject to a servitude, 2m wide, in favour of the Municipality, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.

3.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.

3.1.3 The 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, maintenance or removal of such sewerage mains and other works being made good by the Municipality.

### **3.2 ERF 48**

The Erf is subject to a Servitude of Right of Way over the whole of the erf for Road purposes and conveyance of engineering services, in favour of the Municipality, as indicated on the General Plan.

**MR. M KUNENE**  
**MUNICIPAL MANAGER**

**February 2020**

**MKHONDO LOCAL MUNICIPALITY****PIET RETIEF AMENDMENT SCHEME 418**

It is hereby notified in terms of the provisions of section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Mkhondo Local Municipality has approved an amendment scheme with regard to the land in the township **Thandekile Extension 4** being an amendment of the Piet Retief Town Planning Scheme, 1980.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the Municipal Manager of the Mkhondo Local Municipality and are open for inspection during normal office hours.

This amendment scheme is known as Krugersdorp **Amendment Scheme 418**.

**MR. M KUNENE**  
**MUNICIPAL MANAGER**

**February 2020**

**PROCLAMATION 19 OF 2020**  
**MKHONDO LOCAL MUNICIPALITY**

**DECLARATION OF THANDEKILE EXTENSION 3 AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Mkhondo Local Municipality hereby declares the township Thandekile Extension 3 to be an approved Township, subject to the conditions set out in the Schedule hereto:

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY YANKEE BLUE INVESTMENTS (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 (PART C) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 15 OF THE FARM WELGEMOEN 514, REGISTRATION DIVISION IT, MPUMALANGA PROVINCE HAS BEEN GRANTED BY THE MKHONDO LOCAL MUNICIPALITY**

**1. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)**

(a) **NAME**

The name of the township shall be *Thandekile Extension 3*.

(b) **DESIGN**

The township shall consist of erven as indicated on General Plan 8/2019.

(c) **DEMOLITION OF BUILDINGS AND STRUCTURES**

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

(d) **OBLIGATIONS WITH REGARD TO ESSENTIAL SERVICES**

The Applicant shall within such period as the local authority may determine, fulfill his obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

(e) **REGISTRATION OF NOTARIAL TIE**

The applicant shall when and if required by the Municipality, register a notarial tie of Erf 46 Thandekile Extension 3 with Erf 32 in the township Thandekile Extension 2 and Erf 5 Thandekile Extension 1 and Erf 49 Thandekile Extension 4 and Erf 2687 Piet Retief Extension 23, such that the said erven may function as a single site assembly and for such purposes the common boundary separating the erven shall not be deemed to exist and shall not preclude the siting of buildings in a manner as to straddle the common boundary as aforesaid.

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes if any, including the following, which affects all erven in the Township:

Condition A(a) as more fully set out in paragraph 1 on page 2 of Deed of Transfer T2131/2013 which reads as follows:

"Specially subject to certain Deed of Servitude No. 235/1893 entered into by Jacobus Paulus Engelbrecht, Senior, and the State of the Late South African Republic to the effect that the said State shall have the right in perpetuity to make a good and substantial furrow across the property from the spruit to the North East of the Town of Piet Retief: that the State shall have the right to fence in such furrow and further that the said furrow shall become the property of the said Town of Piet Retief and shall be subject to all town regulations".

### **3. CONDITIONS OF TITLE**

#### **Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)**

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

#### **3.1 ALL ERVEN**

- (i) The erf is subject to a servitude, 2m 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 2m wide across the access portion of the erf, if and when required by the local authority: provided that the local authority may dispense with any such 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 2m thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area such material as may be excavated by them during the course of the construction, maintenance or removal of such 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 works being made good by the local authority.

#### **3.2 ERF 47**

The erf is subject to a servitude of Right of Way over the whole of the erf for Road purposes, and for the conveyance of engineering services in favour of the Municipality, as indicated on the general plan.

**MR. M KUNENE**  
**MUNICIPAL MANAGER**

**February 2020**

**MKHONDO LOCAL MUNICIPALITY****PIET RETIEF AMENDMENT SCHEME 419**

It is hereby notified in terms of the provisions of section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Mkhondo Local Municipality has approved an amendment scheme with regard to the land in the township **Thandekile Extension 3** being an amendment of the Piet Retief Town Planning Scheme, 1980.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the Municipal Manager of the Mkhondo Local Municipality and are open for inspection during normal office hours.

This amendment scheme is known as Krugersdorp **Amendment Scheme 419**.

**MR. M KUNENE**  
**MUNICIPAL MANAGER**

February 2020

**PROCLAMATION 20 OF 2020**

**EMALAHLENI LOCAL MUNICIPALITY**  
**NOTICE OF REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS -**  
**ERF 573, EMALAHLENI EXTENSION 3**

The Local Municipality of Emalahleni declares hereby in terms of the provisions of Section 67(1) of the Emalahleni Spatial Planning and Land Use Management By-Law, 2016, read with the provisions of the Spatial Planning and Land Use Management Act, that it has approved an application for the removal of restrictive title condition (i) of Title Deed T8882/2016, pertaining to Erf 573, eMalahleni (Witbank) Extension 3 under resolution S.LDO.016/19 dated 8 February 2019.

**HS MAYISELA**  
**MUNICIPAL MANAGER**

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

Publication date: Provincial Gazette of Mpumalanga: 13 March 2020

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**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**

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**PROVINCIAL NOTICE 41 OF 2020****NOTICE IN TERMS OF SECTION 81(1)(A) OF THE MBOMBELA BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2015, READ WITH SECTION 50 OF THE MBOMBELA BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2015, READ WITH THE WHITE RIVER TOWN PLANNING SCHEME, 1984.**

Notice is hereby given that we, Smit & Fisher Planning (Pty) Ltd intend applying to the Mbombela Local Municipality in terms of Section 50 of the Mbombela By-Law on Spatial Planning and Land Use Management By-Law, 2015, read with the White River Town Planning Scheme, 1984 in order to rezone **Erf 2579, Nelspruit Extension 14 Township (Old Apostolic Church - Steiltes Community)** from “Special” to “Special” with an annexure to include a **Telecommunication Tower and Base Station**.

Plans and/or particulars relating to the application may be inspected during office hours at the **Mbombela Local Municipal Offices, Directorate: Technical Services, Urban and Rural Management, 1 Nel Street, Nelspruit, 1200** and the applicant. Any person having any objection to the granting of this application must lodge the objection in writing with both the **Municipal Manager, P O Box 45, Mbombela, 1200**, and the **undersigned** not later than **30 days after the 1<sup>st</sup> newspaper advertisement on 06 March 2020**. Please use Municipal Reference: **AS/18/02155**. Any person who cannot write, may during normal office hours at the offices of the Mbombela Local Municipality, request **Luxolo Sikonde (013 759 2373)** or any town planner employed at the municipality, to assist to transcribe that person's objections or comments.

A person claiming to be an interested person in a land development application has the burden of establishing his or her status as an interested person. An interested person has to provide contact details in order to be heard. Information has to be provided with regard to the grounds of an objection and how rights and interests are affected. If an interested party has not demonstrated an interest in all of the issues presented in a particular land development application or an appeal, the Municipal Planning Tribunal or appeal authority may limit the interested person's participation to only those issues in which an interest has been established.

Date of first placement: **06 March 2020**  
Date of second placement: **13 March 2020**  
Objection expiry date: **07 April 2020**

Site ref: **Enterprise**

Smit & Fisher Planning (Pty) Ltd  
371 Melk Street, Nieuw Muckleneuk, 0181  
P.O. Box 908, Groenkloof, 0027  
Tel: (012) 346 2340  
E-mail: [rohanv@sfplan.co.za](mailto:rohanv@sfplan.co.za)

**PROVINSIALE KENNISGEWING 41 VAN 2020****KENNISGEWING IN TERME VAN ARTIKEL 81(1)(A) VAN DIE MBOMBELA BY-WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBEHEER, 2015, LEES SAAM MET ARTIKEL 50 VAN DIE MBOMBELA BY-WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBEHEER, 2015, LEES SAAM MET DIE WITRIVIER DORPSBEPLANNINGSKEMA, 1984**

Kennis geskied hiermee dat ons, Smit & Fisher Beplanning (Edms) Bpk, van voornemens is om by die Mbombela Plaaslike Munisipaliteit aansoek te doen in terme van Artikel 50 van die Mbombela By-Wet op Ruimtelike Beplanning en Grondgebruiksbeheer, 2015, lees saam met die Witrivier Dorpsbeplanningskema, 1984 vir die hersonering van **Erf 2579, Nelspruit Uitbreiding 10 Dorpsgebied (Ou Apostoliese Kerk – Steiltes Gemeenskap)** van “Spesiaal” na “Spesiaal” met ‘n bylaag vir die insluiting van ‘n telekommunikasie toring en basisstasie daarin.

Planne en/of besonderhede aangaande hierdie aansoek lê ter insae gedurende gewone kantoorure te **Mbombela Plaaslike Munisipale Kantore: Direktoraat: Tegniese dienste, Stads-en Streeksbeplanning afdeling, Nelstraat 1, Nelspruit, 1200** en die applikant. Enige persoon wat beswaar het teen die goedkeuring van hierdie aansoek, moet die beswaar skriftelik indien by beide die **Munisipale Bestuurder, Posbus 45, Mbombela, 1200** en die ondergetekende nie later as **30 dae vanaf die 1ste koerantadvertensie op 06 Maart 2020** nie. Gebruik Munisipale Verwyssing: **AS/18/02155**. Enige persoon wat nie kan skryf nie, kan gedurende gewone kantoor ure by die Mbombela Plaaslike Munisipaliteit, by **Luxolo Sikonde (013 759 2373)** of enige ander stadsbeplanner in diens van die munisipaliteit vra om te help met die skrywe van sulke beswaar of kommentaar.

‘n Persoon wat beweer dat hy of sy ‘n belanghebbende persoon in ‘n grondontwikkelingsaansoek of ‘n appèl is, het die onus om sy of haar status as ‘n belangstellende persoon te bevestig. ‘n Belanghebbende persoon moet kontakbesonderhede verskaf om aangehoor te word. Die inligting wat verskaf moet word met betrekking tot die gronde van ‘n beswaar, is hoe die belanghebbende se regte en belange geraak word. Indien ‘n belanghebbende persoon nie ‘n belang in al die kwessies voorgelê in ‘n bepaalde grondontwikkelingsaansoek of appèl gedemonstreer het nie, kan die Munisipale Beplanningstribunaal of appèlowerheid die belanghebbende persoon se deelname beperk tot slegs dié aangeleenthede waarin ‘n belang gestaaf is.

Datum van eerste plasing: **06 Maart 2020**

Datum van tweede plasing: **13 Maart 2020**

Verstryking van beswaar tydperk: **07 April 2020**

Ons verwysing: **Enterprise**

Smit & Fisher Planning (Edms) Bpk  
371 Melk Straat, Nieuw Muckleneuk, 0181  
Posbus 908, Groenkloof, 0027  
Tel.: (012) 346 2340  
Epos: [rohanv@sfplan.co.za](mailto:rohanv@sfplan.co.za)

**PROVINCIAL NOTICE 44 OF 2020****STEVE TSHWETE AMENDMENT SCHEME 809****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE TOWN PLANNING SCHEME, 2004, IN TERMS OF SECTIONS 62(1) AND 94(1) (A) OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016.**

I, Jaco Peter le Roux, of Afriplan CC being the authorized agent of the owner of **Portion 19 of Erf 1102, Middelburg** hereby give notice in terms of Section 94(1)(a) of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016, that I have applied to the Steve Tshwete Local Municipality for the amendment of the town planning scheme known as the Steve Tshwete Town Planning Scheme, 2004, for the rezoning of Portion 19 of Erf 1102, Middelburg situated at 46 Blackmore Street, from “**Residential 1**” to “**Residential 1**” with amended coverage.

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 **13 March 2020** (last day for comments being 13 April 2020). Any person who cannot write may during office hours attend the Office of the Municipal Manager, where an official will assist that person to lodge comment.

Any objection/s or comments including the grounds for such objection/s or comments with full contact details, shall be made in writing to the Municipal Manager, PO Box 14, Middelburg 1050 within 30 days from **13 March 2020**.

*Details of agent: Afriplan CC, 14 John Magagula Street, Middelburg 1050. Tel: 013 282 8035 Fax: 013 243 1706. E-mail: [jaco@afriplan.com](mailto:jaco@afriplan.com)/[vicky@afriplan.com](mailto:vicky@afriplan.com)*

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**PROVINSIALE KENNISGEWING 44 VAN 2020****STEVE TSHWETE WYSIGINGSKEMA 809****KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE DORPSBEPLANNINGSKEMA, 2004, INGEVOLGE ARTIKELS 62(1) EN 94(1)(A) VAN DIE STEVE TSHWETE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUURSVERORDENING, 2016**

Ek, Jaco Peter le Roux, van Afriplan CC synde die gemagtigde agent van die eienaar van **Gedeelte 19 van Erf 1102, Middelburg** gee hiermee ingevolge Artikel 94(1) van die Steve Tshwete Ruimtelike Beplanning en Grondgebruiksbestuursverordening, 2016, kennis dat ons by Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Steve Tshwete Dorpsbeplanningskema, 2004, deur die hersonering van Gedeelte 19 van Erf 1102, Middelburg, geleë te Blackmorestraat 46 vanaf “**Residensiël 1**” na “**Residensiël 1**” met gewysigde dekking.

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 **13 Maart 2020** (laaste datum vir kommentare 13 April 2020). Enige persoon wat nie kan skryf nie sal tydens kantoor-ure deur 'n amptenaar by die Kantoor van die Munisipale Bestuurder bygestaan word om kommentaar in te dien.

Besware of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf **13 Maart 2020**, skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 14, Middelburg, 1050, ingedien of gerig word.

*Besonderhede van die agent: Afriplan CC, John Magagulastraat 14, Middelburg 1050. Tel: 013 282 8035 Faks: 013 243 1706. E-pos*

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**PROVINCIAL NOTICE 45 OF 2020****STEVE TSHWETE AMENDMENT SCHEME 806****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE TOWN PLANNING SCHEME, 2004, IN TERMS OF SECTIONS 62(1) AND 94(1) (A) OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016.**

I, Jaco Peter le Roux, of Afriplan CC being the authorized agent of the owner of **Portion 1 of Erf 76, Middelburg** hereby give notice in terms of Section 94(1)(a) of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016, that I have applied to the Steve Tshwete Local Municipality for the amendment of the town planning scheme known as the Steve Tshwete Town Planning Scheme, 2004, for the rezoning of Portion 1 of Erf 76, Middelburg situated at 12 SADC Street, from "**Business 4**" to "**Institutional**".

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 **13 March 2020** (last day for comments being 13 April 2020). Any person who cannot write may during office hours attend the Office of the Municipal Manager, where an official will assist that person to lodge comment.

Any objection/s or comments including the grounds for such objection/s or comments with full contact details, shall be made in writing to the Municipal Manager, PO Box 14, Middelburg 1050 within 30 days from **13 March 2020**.

*Details of agent: Afriplan CC, 14 John Magagula Street, Middelburg 1050. Tel: 013 282 8035 Fax: 013 243 1706. E-mail: [jaco@afriplan.com](mailto:jaco@afriplan.com)/[vicky@afriplan.com](mailto:vicky@afriplan.com)*

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**PROVINSIALE KENNISGEWING 45 VAN 2020****STEVE TSHWETE WYSIGINGSKEMA 806****KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE DORPSBEPLANNINGSKEMA, 2004, INGEVOLGE ARTIKELS 62(1) EN 94(1)(A) VAN DIE STEVE TSHWETE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUURSVERORDENING, 2016**

Ek, Jaco Peter le Roux, van Afriplan CC synde die gemagtigde agent van die eienaar van **Gedeelte 1 van Erf 76, Middelburg** gee hiermee ingevolge Artikel 94(1) van die Steve Tshwete Ruimtelike Beplanning en Grondgebruiksbestuursverordening, 2016, kennis dat ons by Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Steve Tshwete Dorpsbeplanningskema, 2004, deur die hersonering van Gedeelte 1 van Erf 76, Middelburg, geleë te SADC-straat 12 vanaf "**Besigheid 4**" na "**Inrigting**".

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 **13 Maart 2020** (laaste datum vir kommentare 13 April 2020). Enige persoon wat nie kan skryf nie sal tydens kantoor-ure deur 'n amptenaar by die Kantoor van die Munisipale Bestuurder bygestaan word om kommentaar in te dien.

Besware of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf **13 Maart 2020**, skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 14, Middelburg, 1050, ingedien of gerig word.

*Besonderhede van die agent: Afriplan CC, John Magagulastraat 14, Middelburg 1050. Tel: 013 282 8035 Faks: 013 243 1706. E-pos: : [jaco@afriplan.com](mailto:jaco@afriplan.com)/[vicky@afriplan.com](mailto:vicky@afriplan.com)*

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**PROVINCIAL NOTICE 46 OF 2020**  
**MPUMALANGA PROVINCIAL GOVERNMENT**  
**DEPARTMENT OF PUBLIC WORKS, ROADS AND TRANSPORT**  
**ROADS ORDINANCE, 1957 (NO 22 OF 1957)**

**DEVIATION, DECLARATION AND CLOSURE OF PROVINCIAL ROAD D253.**

I, Gillion Pudumo Mashego, in my capacity as Member of the Executive Council responsible for Public Works, Roads and Transport, Mpumalanga Provincial Government, hereby, in terms of Sections 5 and 29 of the Roads Ordinance, 1957 (Ordinance NO. 22 of 1957) read with Section 4 of the Promotion of Administrative Justice Act, 2000 (Act NO. 3 of 2000) and Regulation 18 of the Regulations on Fair Administrative Procedures issued in terms of the Promotion of Administrative Justice Act, deviate, declare and close portions of Provincial roads D253, as indicated in the Schedule hereto.

This Notice shall come into effect on completion of the portion of Provincial Road D253.

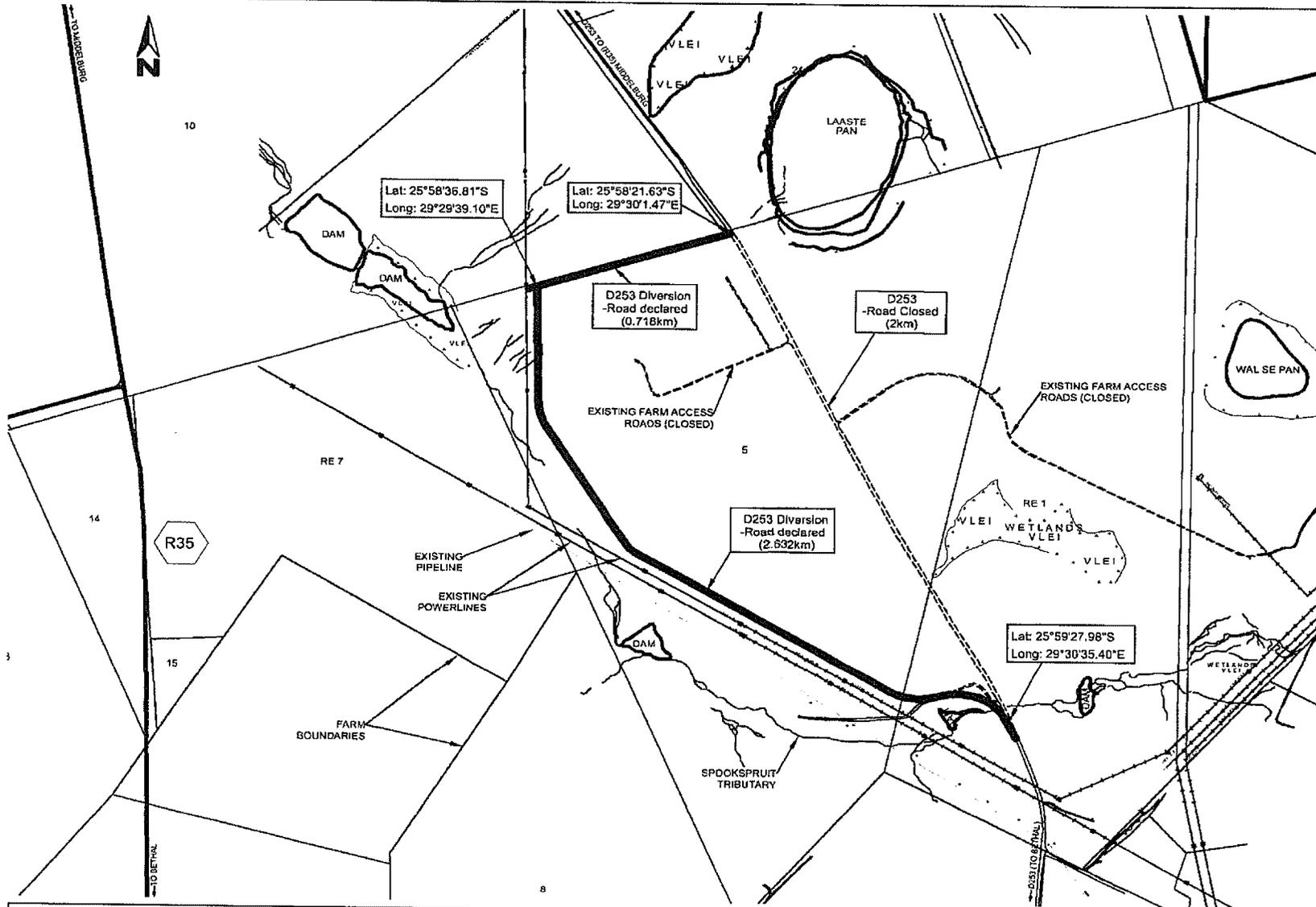


GP Mashego.

Member of the Executive Council

Public Works, Roads and Transport: Mpumalanga

# SCHEDULE



LEGEND	
	ROADS
	ROAD CLOSED (2km)
	ROAD DECLARED (3.35km)

**PROVINCIAL NOTICE 47 OF 2020****MPUMALANGA GAMBLING ACT, 1995 (ACT NO.5 OF 1995) AS AMENDED  
APPLICATION FOR SITE OPERATOR LICENCE**

Notice is hereby given that the following Applicant intends on submitting application(s) to the Mpumalanga Economic Regulator (MER) for Site Operators Licences:

1. Hoofkantoor Middelburg (Pty) Ltd trading as Hoofkantoor at Shop 1904, Marenata Centre, Corner of Church and Cowen Ntuli Streets, Middelburg, Steve Tshwete, Nkangala, 1050.
2. K2019224183 (Pty) Ltd trading as G Bets Ermelo at 13 Murray Street, Ermelo, Mpumalanga.
3. K2019224183 (Pty) Ltd trading as G Bets Elukwatini at Stand No 2319, Main Road, Elukwatini, Mpumalanga.
4. K2019224183 (Pty) Ltd trading as G Bets Bethal at 48 Mafrayi Dlodlu Street, Bethal, Mpumalanga.
5. Dumisani Mokoena trading as Rock City Bar Lounge at Stand 287, Marite Bushbuckridge, Ehlanzeni, 1242.
6. Lakeside Complex (Pty) Ltd, Registration Number:2018/258449/07 trading as Lakeside Pub and Restaurant at 7778 Section G, Tweefontein, Kwamhlanga, Mpumalanga, 1022.

Notice is hereby given that the following Applicant intends on amending the transfer application(s) to the Mpumalanga Economic Regulator (MER) for Site Operators Licences

1. Amendment of the transfer application for site operator license for Arezki Messaoudi trading as Bafana Bafana Tavern at Portion 1 of Erf 114, 57 Jabulani Selepe Street, Bethal, Govan Mbeki Municipality, Gert Sibande. The application is being re-submitted as a new application.

These applications will be open for public inspection and objection at the offices of the MER from 13 March 2020

Attention is directed to the provisions of Section 26 of the Mpumalanga Gambling Act, 1995 that makes provision for the lodging of written objections or representations in respect of the applications. Such objections or representations should be lodged with the Chief Executive Officer, Mpumalanga Economic Regular, Private Bag X9908, White River, Mpumalanga, 1240, within one month from 13 March 2020.

## LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

### LOCAL AUTHORITY NOTICE 14 OF 2020

#### MSUKALIGWA LOCAL MUNICIPALITY NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 66(1) OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT (SPLUM) BY-LAW FOR MSUKALIGWA LOCAL MUNICIPALITY, 2016

We, **The Town Planning Hub cc**, being the authorised agent/applicant of the owners of **Erf 2973, Kwazanele Extension 6** hereby give notice in terms of Section 98 of the Msukaligwa Local Municipality Spatial Planning and Land Use Management By-law, 2016 that we have applied to the Municipality for the amendment of the Ermelo Town Planning Scheme, 1982 in operation, for the rezoning in terms of Section 66(1) of the Msukaligwa Local Municipality Spatial Planning and Land Use Management By-law, 2016 for a portion of the property described above. The property is situated on the eastern side of the R36, approximately 3,5km south of Breyten.

1. The Rezoning of PART abcdUVa of the above-mentioned erf is from "Special" to "Business 1".
2. The rezoning of PART PQRSTdcbP of the above-mentioned erf from "Special" to "Residential 3" with a density of 80 units per hectare including offices and industrial buildings as primary rights.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Municipal Manager, Civic Centre, Taute Street, Ermelo, PO Box 48, Ermelo 2350 within a period of 28 days from 6 March 2020.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Highvelder and Tribune newspapers.

**Address of Municipal offices:** The Municipal Manager, Civic Centre, Taute Street, Ermelo.

**Closing date of any objection(s) and/or comment(s):** 3 April 2020

**Address of authorised agent:** The Town Planning Hub cc; PO Box 11437, Silver Lakes, 0054; Lombardy Corporate Park, Block B, Unit M, Cole Road, Shere, 0084. Tel: (012) 809 2229. Ref: TPH19327 and TPH19329

**Dates on which notice will be published:** 6 and 13 March 2020.

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### PLAASLIKE OWERHEID KENNISGEWING 14 VAN 2020

#### MSUKALIGWA PLAASLIKE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 66(1) VAN DIE MSUKALIGWA PLAASLIKE MUNISIPALITEIT SE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR BY-WET, 2016

Ons, **The Town Planning Hub cc**, synde die gemagtigde agent/aansoeker van die eienaars van die **Erf 2973, Kwazanele Uitbreiding 6** gee hiermee ingevolge Artikel 98 van die Msukaligwa Plaaslike Munisipaliteit se Ruimtelike Beplanning en Grondgebruiksbestuur By-wet, 2016 kennis dat ons by die Msukaligwa Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die Ermelo Dorpsbeplanningskema, 1982, in werking, deur die hersonering in terme van Artikel 66(1) van die Msukaligwa Plaaslike Munisipaliteit se Ruimtelike Beplanning en Grondgebruiksbestuur By-wet, 2016 van 'n gedeelte van die eiendom hier bo beskryf. Die eiendom is aan die oostekant van die R36, ongeveer 3,5 km suid van Breyten, geleë.

1. Die hersonering van DEEL abcdUVa van bogenoemde erf is van "Spesiaal" na "Besigheid 1".
2. Die hersonering van DEEL PQRSTdcbP van bogenoemde erf van "Spesiaal" na "Residensieel 3" met 'n digtheid van 80 eenhede per hektaar, insluitend kantore en nywerheidsgeboue as primêre reg.

Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek(e) geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **6 Maart 2020**, skriftelik by of tot die Munisipale Bestuurder, Burgersentrum, Tautestraat, Ermelo, Posbus 48, Ermelo 2350, ingedien word.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hierbo uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Hoevelder en Tribune koerante.

**Adres van Munisipale Kantore:** Munisipale Bestuurder, Burgersentrum, Tautestraat, Ermelo

**Sluitingsdatum vir enige besware en/of kommentaar:** 3 April 2020

**Adres van agent :** The Town Planning Hub cc; Posbus 11437, Silver Lakes, 0054; Lombardy Corporate Park, Blok B, Eenheid 13, Colestraat, Shere, 0084. Tel: (012) 809 2229. Verw: TPH19327 en TPH19329

**Datums waarop die advertensie geplaas word:** 6 en 13 Maart 2020

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